

3501 FRUIT RIDGE, SUITE C FOR LEASE



HONEYCRISP
BROKERAGE



THE PROPERTY

- 165,000 SF Suite within a 285,000 SF Class A Industrial Building built in 2021

PROPERTY FEATURES

- 60,000 - 165,000 SF
- \$6.25-\$6.75/SF NNN
- 24' Clear Height
- 50' x 50' Column Spacing
- ESFR Fire Suppression
- 1,200 Amps, 3 Phase Power
- Trailer parking available
- 6" Concrete Floors
- 5,000 SF Modern Office

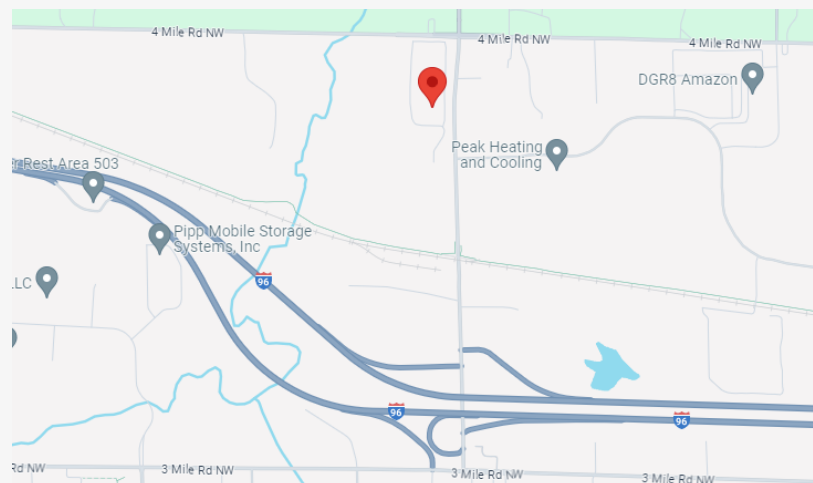
HONEYCRISP BROKERAGE

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60,000 - 165,000
Square Feet

\$6.25-\$6.75/SF
NNN

Class A
Construction

INDUSTRIAL SPACE FOR LEASE

Honeycrisp Brokerage is pleased to introduce its latest listing in Walker, MI. Incredibly rare opportunity to lease up to 165,000 SF suite in a brand new building completed in 2021. This suite also features 5,000 SF of modern built out office. The warehouse features ESFR Sprinkling, 50'x50' column spacing, 1200 amps with 3 phase power, and ample car and trailer parking. Convenient freeway access with level approach docks make this a premier facility. The suite can be demised at 60,000 SF, 105,000 SF, or 165,000 SF, each with multiple dock doors.

Occupancy can be as early as December 1, 2024.

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**Suite C
Option 1
60,000 SF
\$6.75/SF NNN**

**Suite C
Option 2
105,000 SF
\$6.50/SF NNN**

**Suite C
Option 3
Entire Suite
165,000 SF
\$6.25/SF NNN**

300' - 0"