

AVAILABLE NOW FOR LEASE!

PRIME INDUSTRIAL REAL ESTATE

5400 International Drive, Grand Rapids MI



- Up to 112,204 sq. ft.
- Minutes away from Gerald R. Ford International Airport
- Easily accessible from M-6
- ESFR Fire Suppression System
- Motion-activated lighting



Companies seeking to lease space please contact Natalie Amrhein, Robert Grooters Development Co., at 616-822-5183 with inquiries.



STANDARD BUILDING FEATURES



SITework

- Light duty paving 2 1/2" asphalt on 6" of 22A gravel and 12" of sand.
- Heavy duty paving 3" asphalt on 12" of 22A gravel and 12" of sand.
- Landscaping and lawn irrigation to RGDC standards.
- Enclosed storm sewer and roof drain collectors.
- Parking lot striping and signage.

CONCRETE

- 8" thick poured concrete curb wall 1'-0" above finish floor around building perimeter.
- 5" thick 4000 PSI floor slab with (1) layer of 6"x6"-2.9WwF and (1) coat of dry crete sealer.
- 8" thick 4000 PSI exterior truck well slabs with (1) layer of 6"x6"-2.9WwF and (1) coat of cure-n-seal.
- 4" exterior sidewalk with (1) layer of 6"x6"-2.9WwF with broom finish.

STRUCTURAL STEEL/BUILDING

- Pre-engineered building steel with interior 25'x50' column spacing (Unless identified on drawings differently)
- 24'-0" eave height (approx. 21'-0" clear).
- 24 ga. Standing seam roof with galvalume finish (20 year finish warranty).
- 1/4" on 12" roof pitch.
- 26 ga. factory finish siding, white (20 year finish warranty).
- 8" roof and 6" wall insulation with vinyl-scrim-foil facing.
- Continuous gutter and down spouts on both side walls.

PLUMBING

- 4" underground sanitary sewer service.
- 2" insulated overhead domestic water service.

DOCK EQUIPMENT

- 30,000# 6' x 6' manual dock levelers, with weather seal.
- 12" x 15" x 6" molded rubber dock bumpers.
- 40 oz. vinyl dock seals with wear pleats.

DOORS

- 3'-0" x 7'-0" 18 ga. exterior steel man doors in 16 ga. frames.
- Glass & aluminum doors at suite entrance per plans.
- 9' x 10' steel insulated dock doors.
- 12' x 14' steel insulated grade level doors with electric operator.

FIRE PROTECTION

- Sprinkler design per NFPA 13
- Storage of Class-IV commodities and unexpanded plastics in racks up to 25' with a ceiling height of 30' ((12) K-16.8 ESFR Sprinklers at 35 psi)
- Storage must stay 36" below the sprinklers
- No exposed expanded plastics above 12 feet.

HVAC

- Gas fired Cambridge units. Units are through-the-wall unit heaters with rain hoods, inlet skirts, discharge dampers, remote control station, and barometric relief hoods and interlocked exhaust fans.

ELECTRICAL

- 400 amp 480/277 volt services
- 125 amp 120/240v 1 phase sub panel.
- 110 volt duplex receptacles spaced per plans.
- LED light fixtures
- Exit and emergency lights as required.
- Exterior LED wall packs

