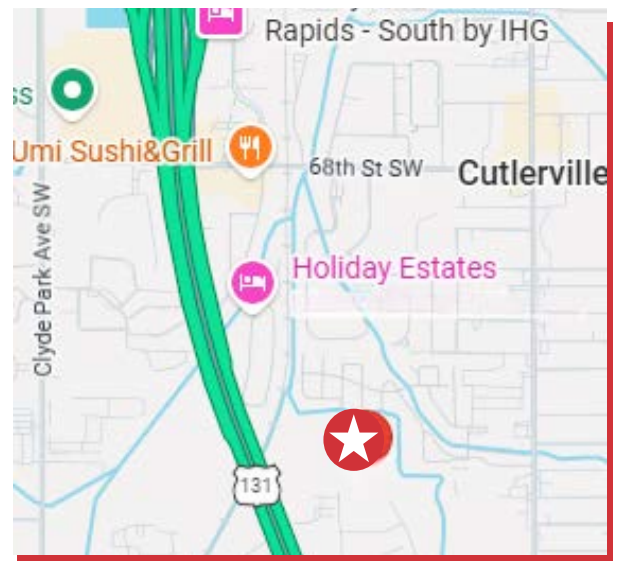




7377 EXPRESSWAY DR SW **GRAND RAPIDS, MI 49548**

- Up to 111,812 SF of office/warehouse space for lease
- Easy access to US-131 & M-6 and highly visible from US-131
- Adequate truck maneuverability and circulation
- High speed internet via Fiber Optic Cable
- On-site professional property management



FOR MORE INFORMATION, CONTACT:

STUART KINGMA, SIOR

616.581.5000

skingma@naiwwm.com



naiwwm.com | 616.776.0100

PROPERTY SUMMARY

FOR LEASE
INDUSTRIAL SPACE

The property at 7377 Expressway Drive SW is a well-located industrial warehouse facility positioned in the highly functional southwest Grand Rapids industrial corridor. This location provides immediate access to US-131 and M-6 enabling efficient regional and interstate connectivity, as well as proximity to major north-south and east-west distribution corridors serving West Michigan.

Constructed in the mid-1990's, the building is a large-scale industrial asset ideally suited for warehousing, logistics, and light assembly users. With its pre-engineered steel construction, clear heights, generous column spacing, and multiple loading positions to facilitate distribution flow, 7377 Expressway Dr is designed to accommodate modern logistics and light industrial operations.

Overall, the property delivers efficient design, strong highway access, and a proven industrial location within the greater Grand Rapids market.



 **7377 EXPRESSWAY DR SW**
GRAND RAPIDS, MI 49548

NAI Wisinski of
West Michigan

PROPERTY OVERVIEW

FOR LEASE
INDUSTRIAL SPACE

PROPERTY - BUILDING INFORMATION

Total Building Size:	206,250 SF
Warehouse SF:	192,463
Office SF:	13,787 SF
Year Built / Renovated:	1994
Acreage:	17.4 acres
Construction:	Pre-engineered steel
Roof:	Standing seam metal
Floors / Mezzanine:	1 / 0
Eave Height:	up to 24'; 21'-1" clear
Elevators:	No
Security System:	No
Sprinklered:	Yes; .32/2000
Signage:	Yes
Parking:	Ample, surface lot paved parking
Fenced Yard:	No
Outside Storage:	No
Zoning:	D-1 Industrial

It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.

UTILITY PROVIDERS

Electric:	Consumers Energy
Natural Gas:	DTE Energy
Sanitary Sewer:	City of Grand Rapids
Storm Sewer:	City of Grand Rapids
Water:	City of Grand Rapids

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



 **7377 EXPRESSWAY DR SW**
GRAND RAPIDS, MI 49548

NAI Wisinski of
West Michigan

BUILDING OVERVIEW

FOR LEASE
INDUSTRIAL SPACE

WAREHOUSE INFORMATION

Warehouse SF:	192,463 SF
Floors:	1; concrete
Air Conditioning:	No
HVAC:	Air rotation
Ceiling Height:	24' to eave; 21' 1" clear
Column Spacing:	30' x 55'
Sprinklered:	Yes
Lighting:	LED
Electric Service:	480v, 3-phase, 400 amps 480v, 3-phase, 225 amps
Grade Level Doors:	4
Loading Docks:	16
Floor Drains:	No
Compressed Air:	No
Cranes:	No
Shop Office:	Yes
Shop Breakroom:	Yes
Shop Restrooms:	Yes
Rail Siding:	No

OFFICE INFORMATION

Office SF:	13,787 SF
Floors:	one (1)
Air Conditioning:	Yes
HVAC:	Gas/forced air
Ceiling Height:	8'
Sprinklered:	Yes
Lighting:	Fluorescent
Private Offices:	Yes
Conference Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes
Communications Equip:	No
Elevators	No

PROPERTY TAX INFORMATION

Taxable Value:	\$2,385,780.00
Summer Taxes:	\$67,042.50
Winter Taxes:	\$41,244.91
Total Taxes:	\$108,287.41

LEGAL DESCRIPTION

PPN 41-21-12-400-077 LOT 7 EX COM AT SW COR OF SD LOT TH N 0D 21M 18S W ALONG W LINE OF SD LOT 82.33 FT TH S 87D 50M 00S E 45.19 FT TH S 6D 40M 00S E 82.03 FT TO S LINE OF SD LOT TH N 89D 06M 01S W ALONG SD S LOT LINE 54.17 FT TO BEG * 76TH STREET INDUSTRIAL PARK PLAT

 **7377 EXPRESSWAY DR SW**
GRAND RAPIDS, MI 49548

NAI Wisinski of
West Michigan

LEASE OVERVIEW

FOR LEASE
INDUSTRIAL SPACE

LEASE INFORMATION

Lease Type:	NNN
Terms:	60 months
Tenant Provides:	Taxes, Insurance, Water/Sewer, Electric, Gas, HVAC, Janitorial, Snow Removal, Landscape, Phone/Internet, Trash, Driveway, Sidewalks & Parking Lot, General, Mechanical and Nonstructural Repairs & Maintenance
Landlord Provides:	Roof and Structural
Renewal Option:	Yes
Date Available:	11/1/2026
Possession:	At Lease commencement

AVAILABLE SPACE FOR LEASE

SUITE	TOTAL SF	WARE-HOUSE SF	OFFICE SF	DOCKS / DOORS	BASE RENT RATE PSF/Y	NNN RATE PSF/Y ESTIMATE	MONTHLY BASE RENT	MONTHLY NNN (@ \$1.80 /SF)	TOTAL MONTHLY RENT
A	66,000	57,960	8,040	7 / 1	\$4.95	\$1.80	\$27,225.00	\$9,900.00	\$37,125.00
B1	45,812	45,812	0	2 / 1	\$4.95	\$1.80	\$18,897.45	\$6,871.80	\$25,769.25
A & B1	111,812	103,772	8,040	9 / 2	\$4.95	\$1.80	\$46,122.45	\$16,771.80	\$62,894.25



 **7377 EXPRESSWAY DR SW**
GRAND RAPIDS, MI 49548

NAI Wisinski of
West Michigan

PROPERTY PHOTOS

FOR LEASE
INDUSTRIAL SPACE



 **7377 EXPRESSWAY DR SW**
GRAND RAPIDS, MI 49548

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PROPERTY PHOTOS

FOR LEASE
INDUSTRIAL SPACE

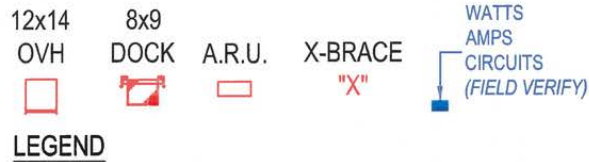


 **7377 EXPRESSWAY DR SW**
GRAND RAPIDS, MI 49548

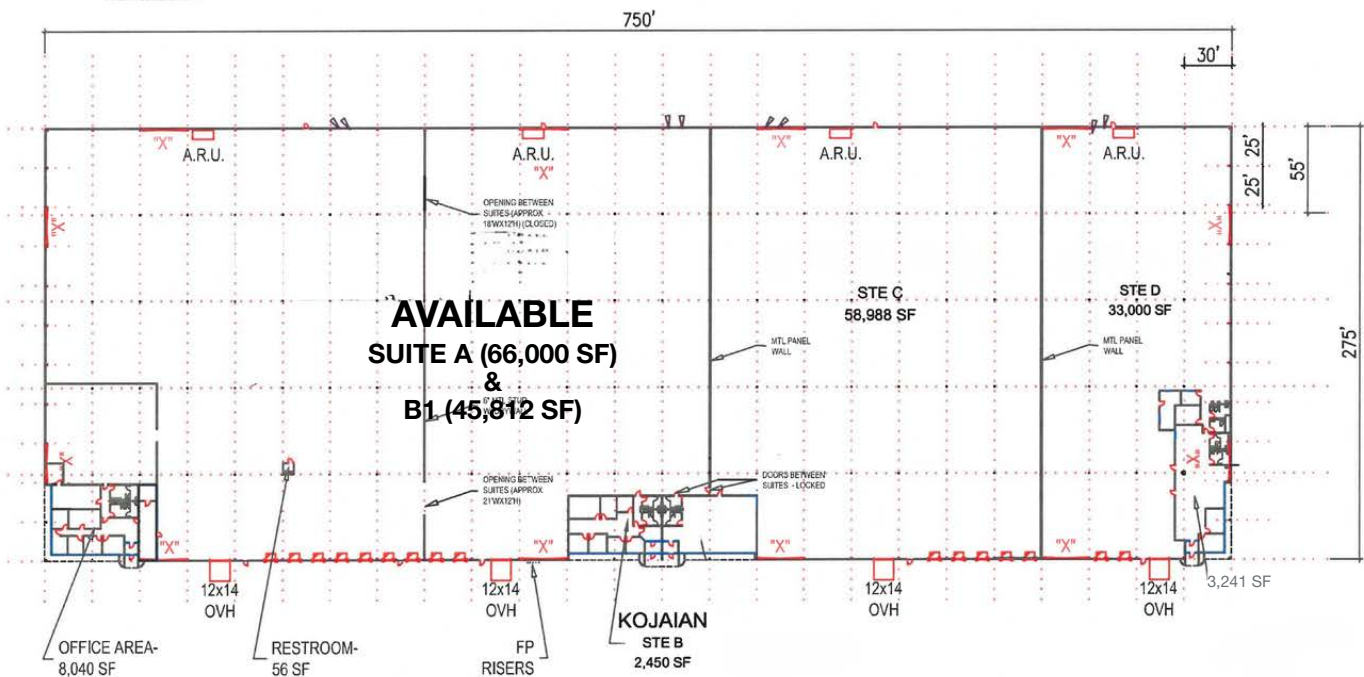
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FLOOR PLAN

FOR LEASE
INDUSTRIAL SPACE



APPROX. MIN. CLEARANCE 21'-1" A.F.F.



7377 EXPRESSWAY DRIVE
GRAND RAPIDS, MI

LEASE PLAN



206,250 SF

KOJAIAN MANAGEMENT CORPORATION

(616) 281-7100
(616) 281-7907 FAX

Management and Leasing by:
Newmark Knight Frank

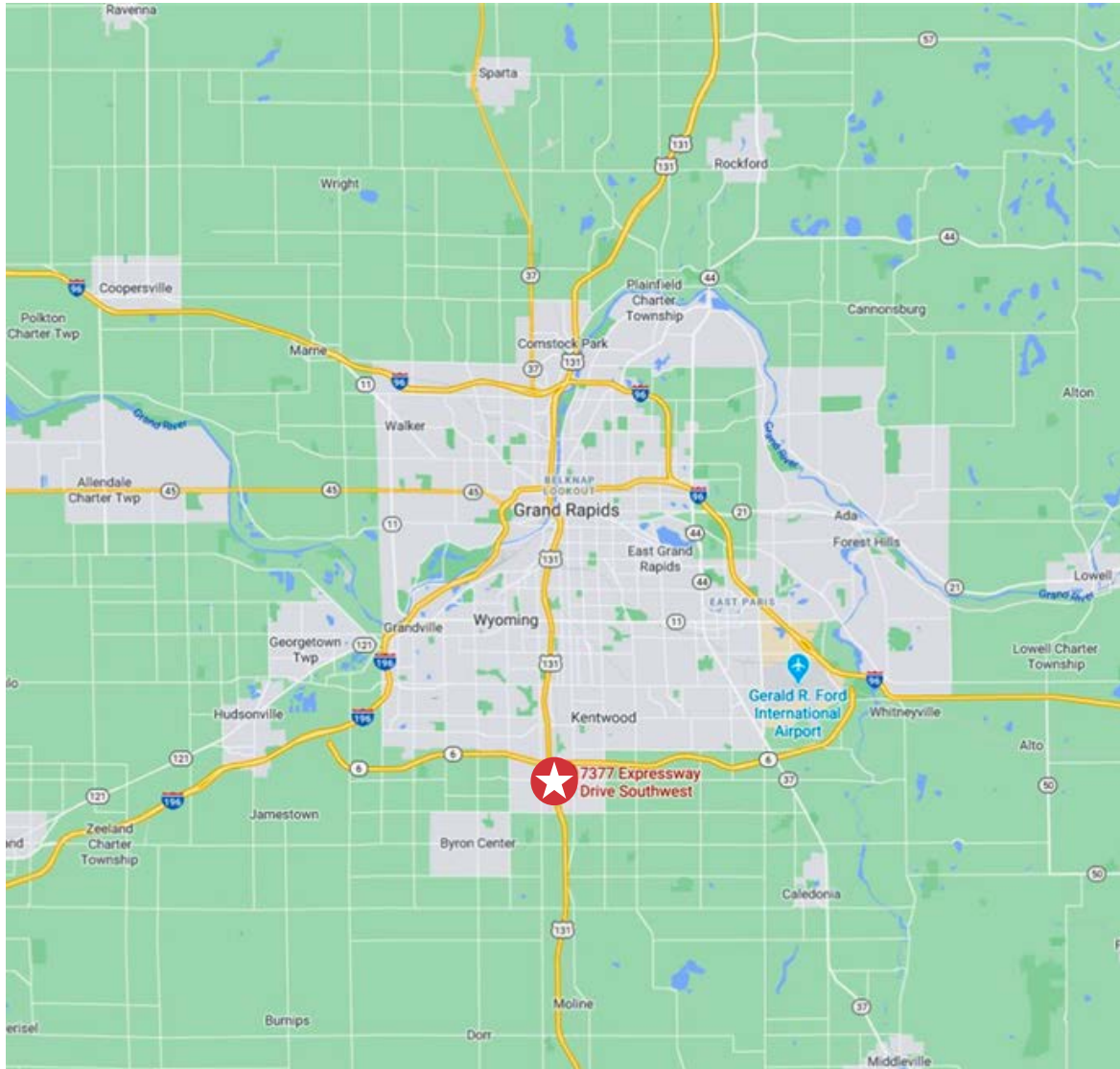
11/01/20

 **7377 EXPRESSWAY DR SW**
GRAND RAPIDS, MI 49548

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LOCATION MAP

FOR LEASE
INDUSTRIAL SPACE



PROXIMITY

I-96	13.2 miles
US-131	< 1 mile
I-196	10.3 miles
M-6	2.2 miles
Gerald R. Ford International Airport	12.6 miles

 **7377 EXPRESSWAY DR SW**
GRAND RAPIDS, MI 49548

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PARCEL MAP

FOR LEASE
INDUSTRIAL SPACE

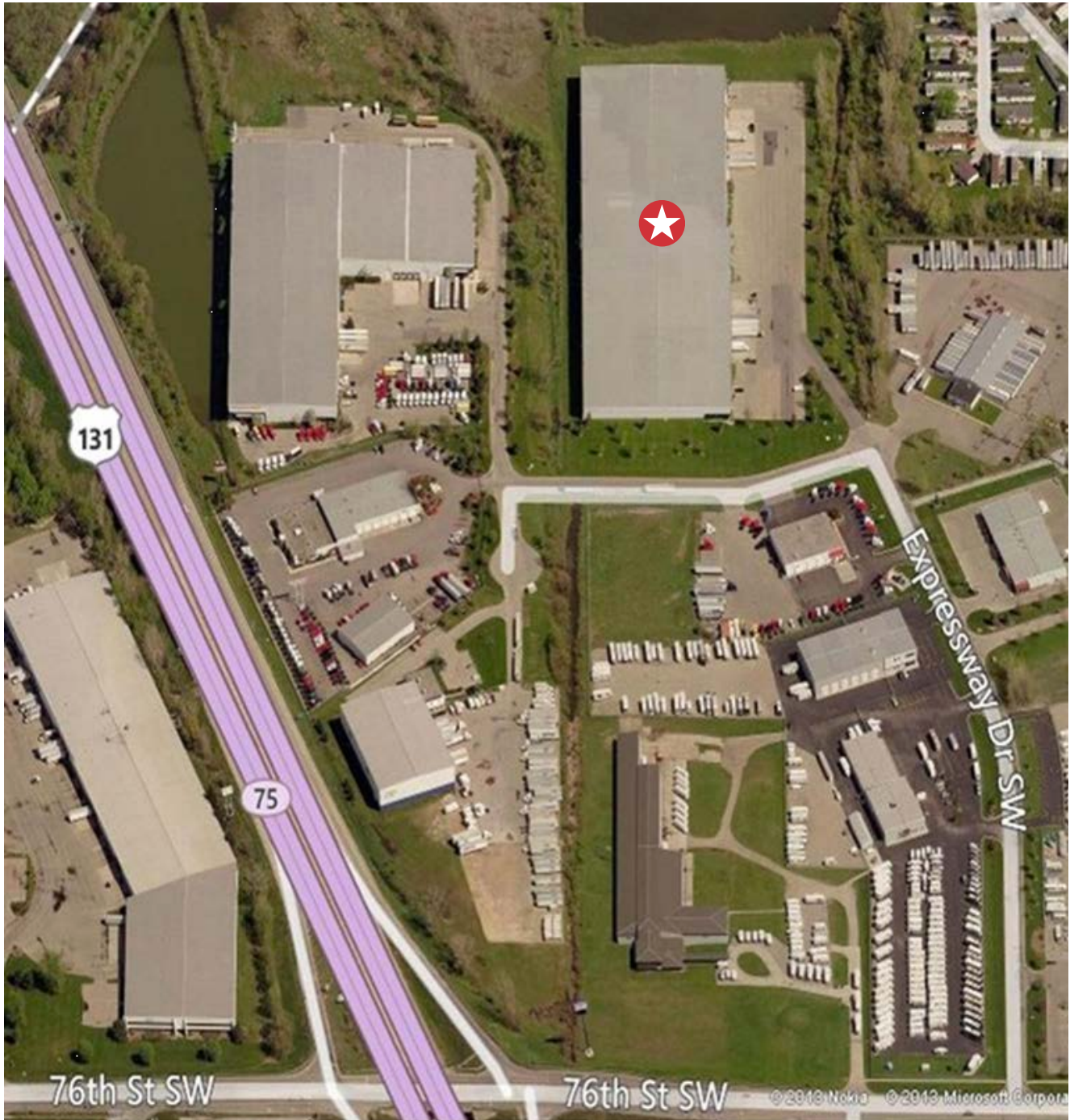


 **7377 EXPRESSWAY DR SW**
GRAND RAPIDS, MI 49548

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AERIAL MAP

FOR LEASE
INDUSTRIAL SPACE

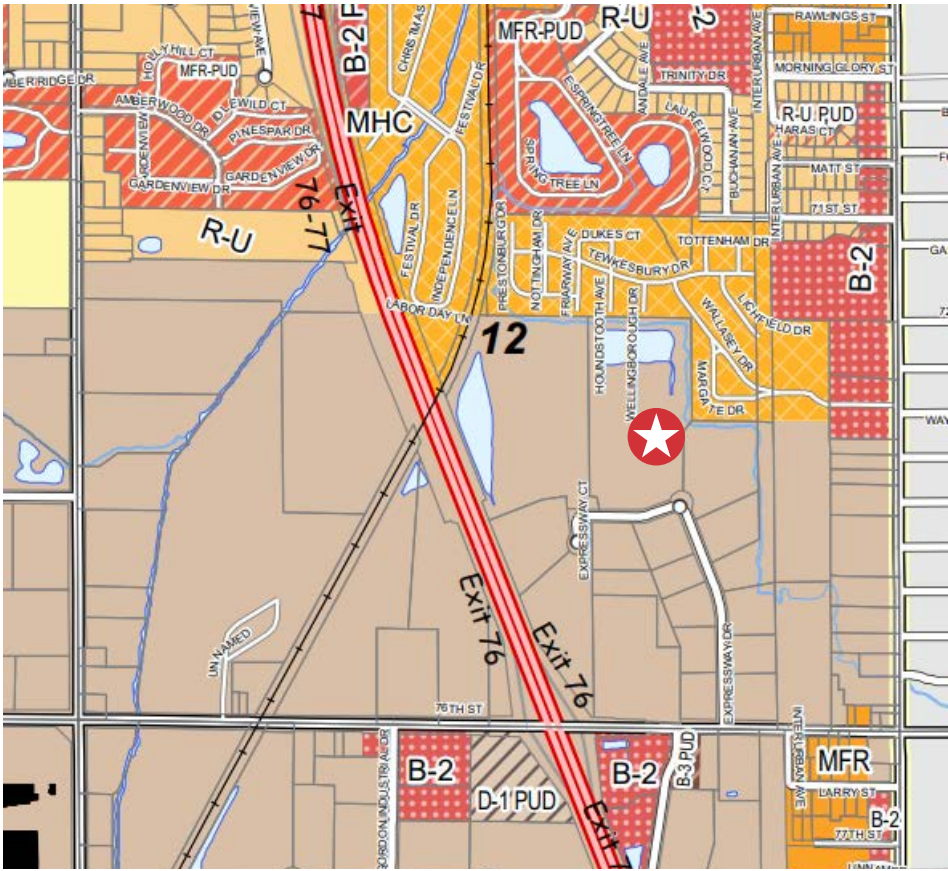


 **7377 EXPRESSWAY DR SW**
GRAND RAPIDS, MI 49548

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ZONING MAP

FOR LEASE
INDUSTRIAL SPACE



ZONING	
	R-A - Rural Agricultural
	R-R - Rural Residential
	R-S - Suburban Residential
	R-U - Urban Residential
	MHC - Manufactured Housing Community
	MFR - Multi-Family Residential
	B-1 - Central Business
	B-2 - General Business
	O-S - Office Service
	D-1 - Industrial
	R-R PUD - Rural Residential PUD
	R-S PUD - Suburban Residential PUD
	R-U PUD - Urban Residential PUD
	MFR-PUD - Multi-Family Residential PUD
	B-1 PUD - Central Business PUD
	B-2 PUD - General Business PUD
	B-3 PUD - Interchange Business PUD
	O-S PUD - Office Service PUD
	D-1 PUD - Industrial PUD
	M-U PUD - Mixed Use PUD

BYRON TOWNSHIP Kent County, MI ZONING MAP

SUBJECT SITE

7377 EXPRESSWAY DR SW
GRAND RAPIDS, MI 49548

NAI Wisinski of
West Michigan

LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

**BEST OF THE
MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

**US CITIES WITH THE
BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

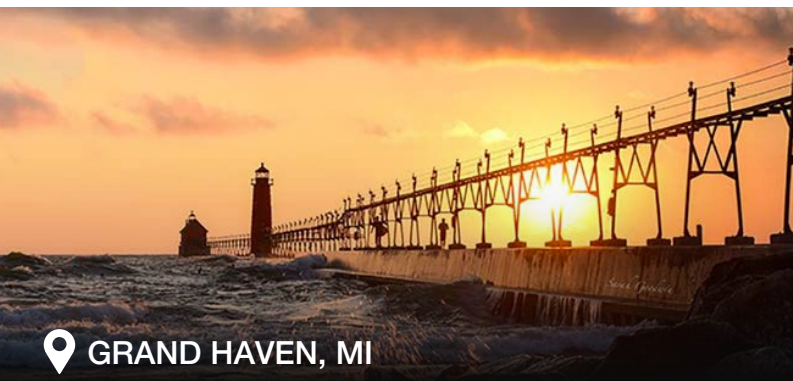
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon

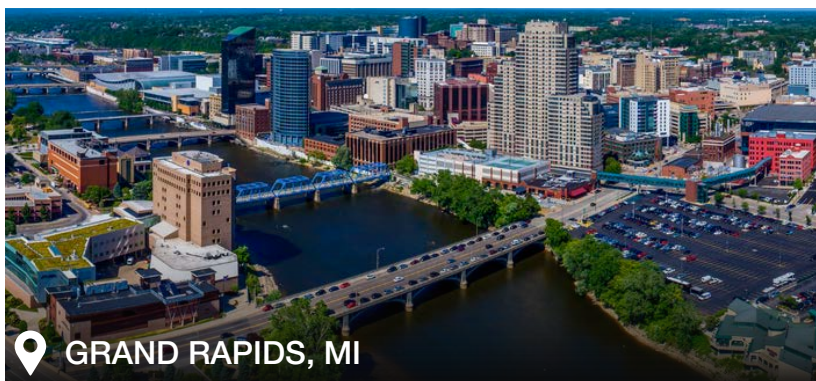


**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



 **GRAND HAVEN, MI**



 **GRAND RAPIDS, MI**



 **HOLLAND, MI**



 **MUSKEGON, MI**



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