



4700 36th Street SE
Kentwood, Michigan 49512

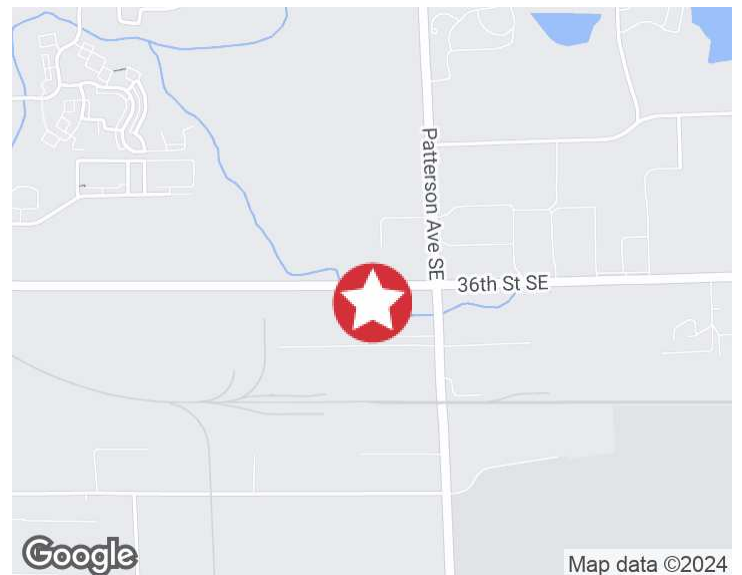
Property Overview

7,380 SF available with great location near airport.
Located on corner of Patterson and 36th Street

1 dock, 1 overhead door, Heavy power-800 amps;
3Phase

Whole building has air conditioning

Available June 2024



For More Information

Kurt Kunst, SIOR, CCIM

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Property Overview

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Property Information

Location:	Patterson to 36th Street, west on 36th Street, first building on south side of street
Total Building Size:	8,800 SF
Year Built:	1976
Acreage:	1.5 Acres
Signage:	Building
Parking:	Ample
Zoning:	I-1; Light Industrial



Utilities

Electric:	Consumers Energy
Telephone:	Choice
Natural Gas:	DTE
Sanitary Sewer:	Municipality
Storm Sewer:	Municipality
Water:	Municipality

Building Overview

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Mfg/Warehouse Information

Mfg/Whse SF:	6,404 SF
Air Conditioning:	Yes
HVAC:	Gas; Forced Air
Ceiling Height:	9' to 20'
Sprinklered:	No
Lighting:	T-8
Electric Service:	800 amp; 480V; 3 Phase
Column Spacing:	Clear span
Grade Level Doors:	1
Loading Docks:	1
Rail Siding:	No
Floor Drains:	No
Compressed Air:	No
Shop Office:	Yes
Shop Restroom:	Yes

Office Information

Office SF:	976 SF - Upper Floor
Floors:	2 (office only)
HVAC:	Gas; Forced Air
Air Conditioning:	Yes
Sprinklered:	No
Ceiling Height:	8'
Lighting:	New LED
Private Offices:	Yes
Conference Room:	Yes
Restrooms:	Yes- Upper/Lower
Kitchen/Break Area:	Yes

Lease Overview

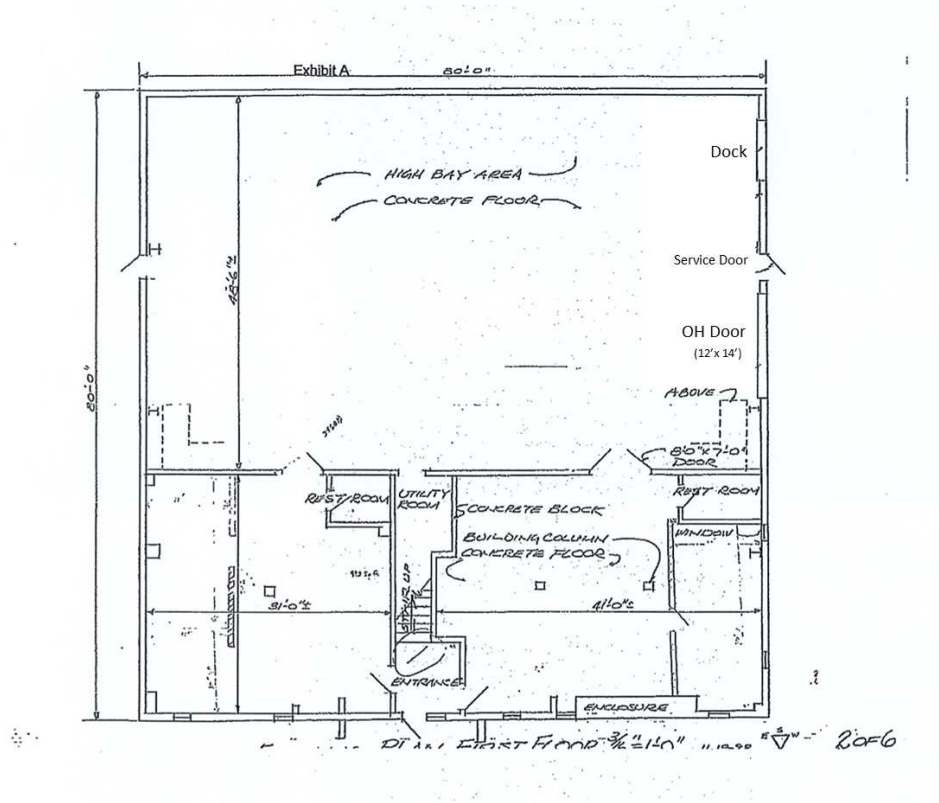
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Lease Information

Lease Type:	NNN
Terms:	36-60 months
Tenant Provides:	Separate meter Gas and Electric, Phone/Internet, Janitorial, Refuse Collection, Snow and Lawn Care,
Landlord Provides:	Roof and Structural
Renewal Option:	Yes
PPN:	41-18-24-200-098
Possession:	After 6/1/2024

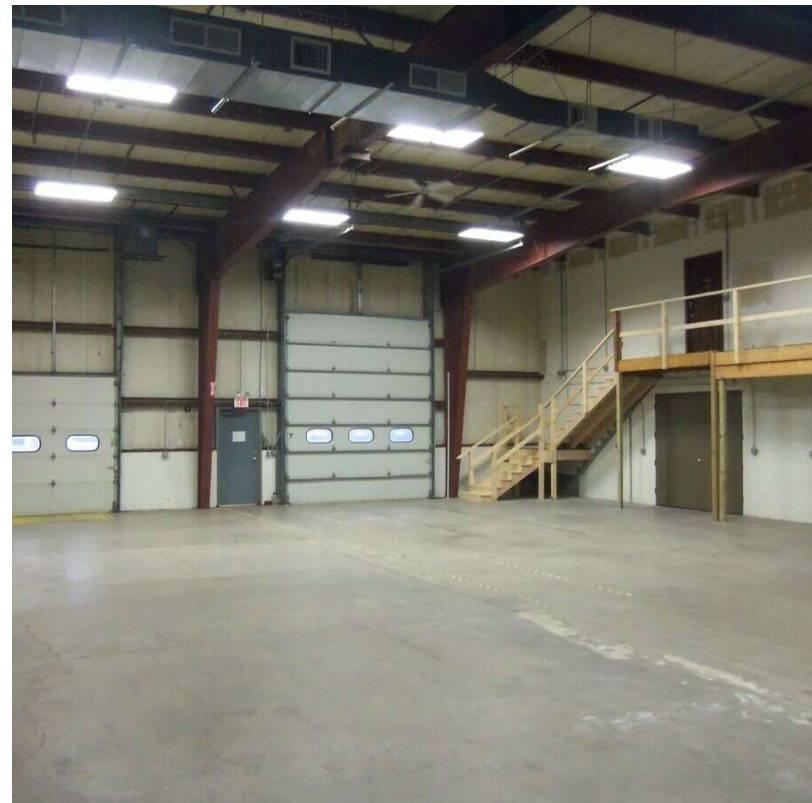
Availability

SUITE	RENTABLE SF	WAREHOUSE AREA	OFFICE AREA	DOCK/DOORS	RATE / SF / YR	MONTHLY RENT	CAM / MONTH (\$2.70 PSF)	TOTAL MONTHLY RENT
Suite	7,380 SF	6,404 SF	976 SF	1 / 1	\$8.95	\$5,504.25	\$1,660.50	\$7,164.75



Photos

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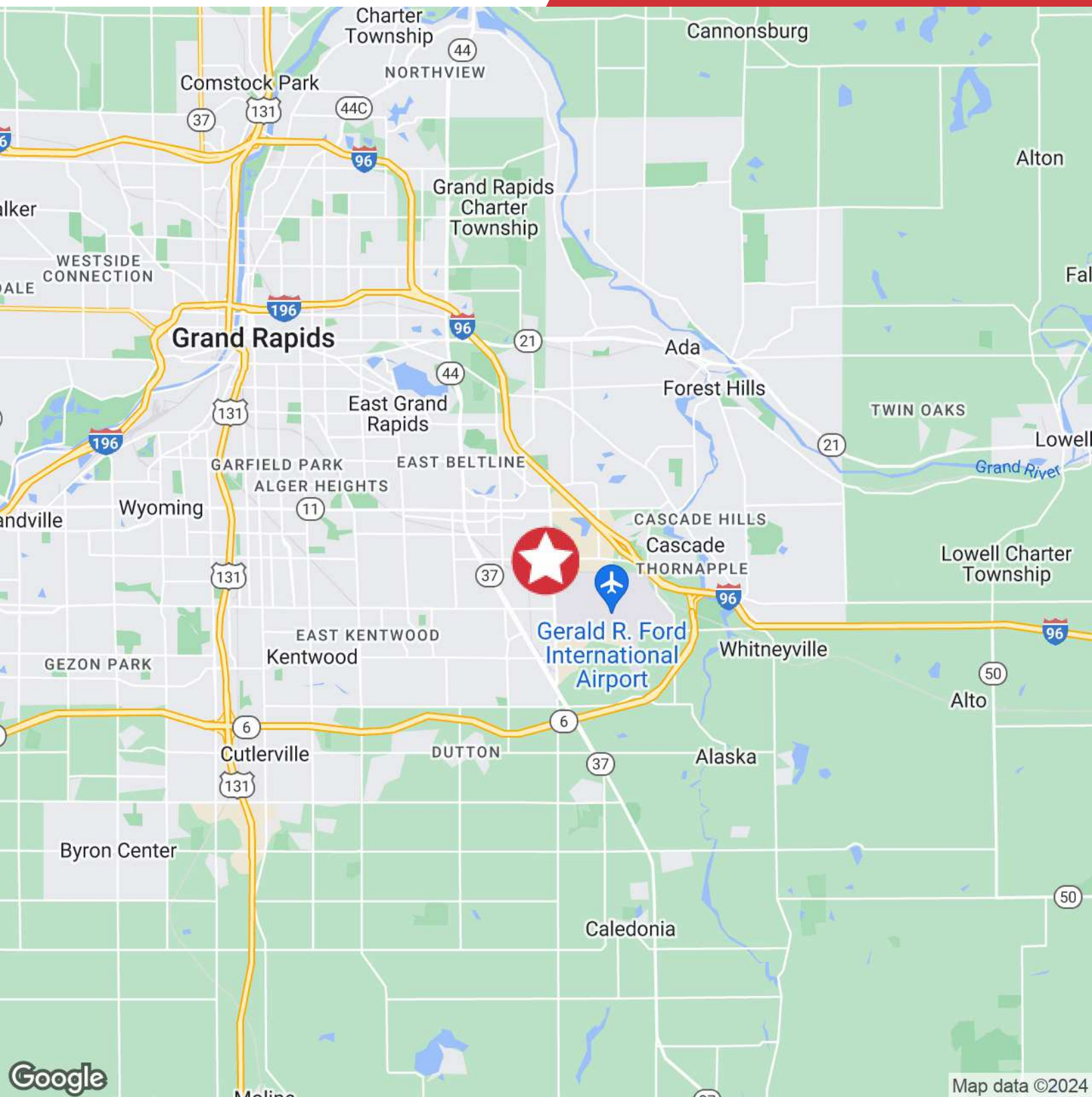
Parcel Map

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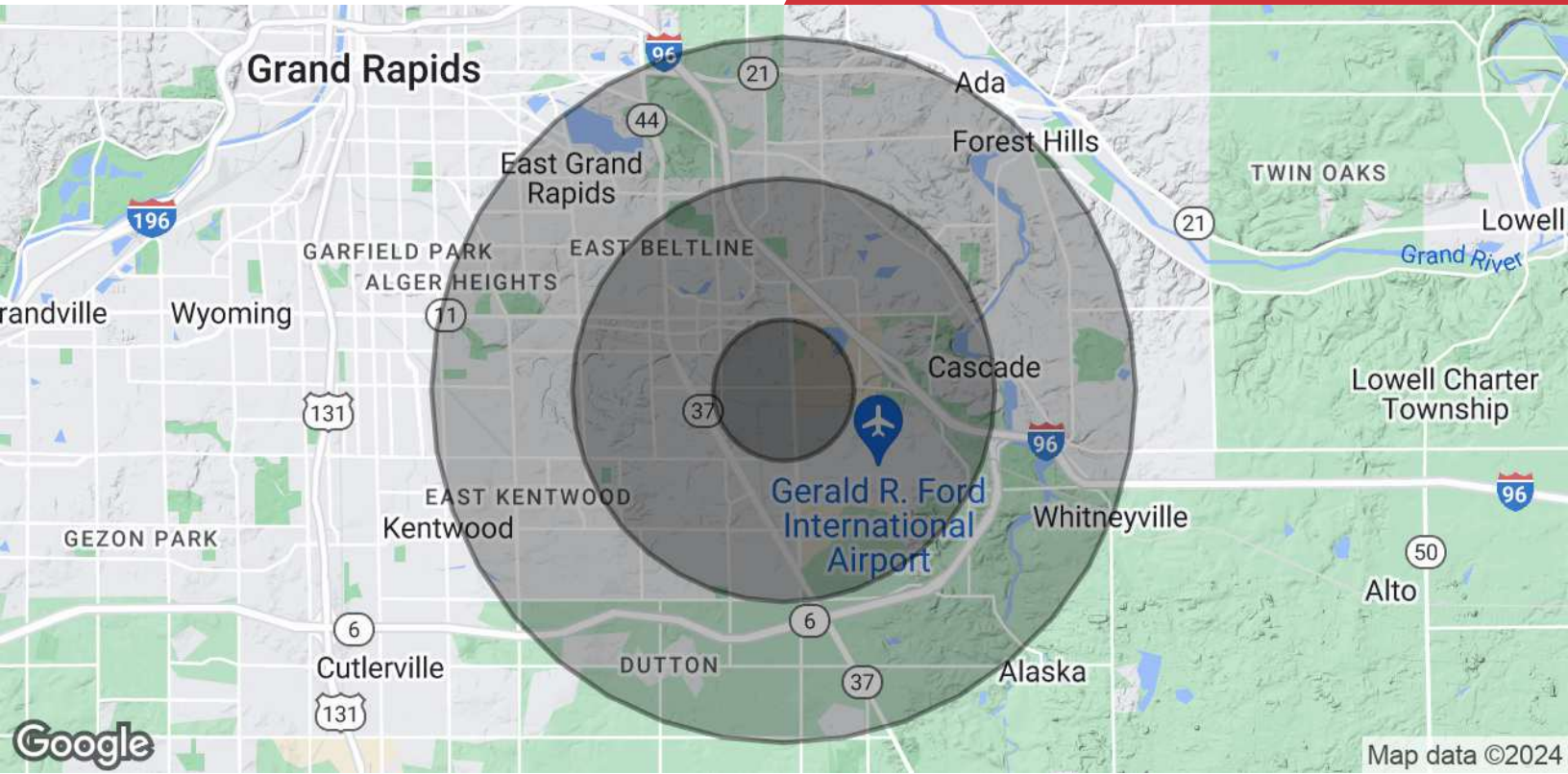
Location Map

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Demographics Map & Report

4700 36th Street SE
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,320	38,021	126,709
Average Age	37.1	38.0	38.1
Average Age (Male)	34.2	35.9	36.0
Average Age (Female)	37.1	39.9	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,858	16,788	49,574
# of Persons per HH	1.8	2.3	2.6
Average HH Income	\$61,315	\$85,172	\$98,551
Average House Value	\$134,590	\$208,196	\$232,477

2020 American Community Survey (ACS)



West Michigan Overview

West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

Grand Rapids Ranking

- #1 Fastest Growing US Economy
-HeadlightData
- #19 Best Cities in the US
- USNews
- #3 Big Cities with the Healthiest Markets
-SmartAsset
- #4 Housing Markets to Watch 2017
- Trulia
- #5 Best Large Cities to Start a Business
- WalletHub

Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize— a unique, open art competition that gives away the world's largest art prize. Other, attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.