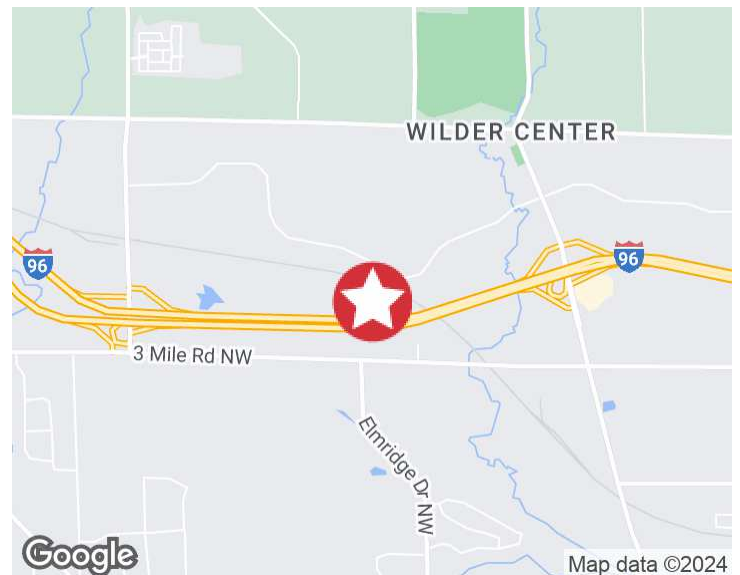




3056 Walker Ridge Dr. NW
Walker, Michigan 49544

Property Highlights

- High profile northwest Walker location
- Highway exposure
- Ample parking for a large employee team
- High quality corporate office presence
- Heavy power
- 19 Loading docks and 5 overhead doors
- Very aggressive sub-lease rental rate.



For More Information

Stuart J. Kingma, SIOR

O: 616 581 5000

skingma@naiwwm.com

Property Overview

3056 Walker Ridge Dr. NW
Walker, Michigan 49544

Property Overview

The property located at 3056 Walker Ridge Dr NW is a rare find in today's tight industrial market. The property is offered for sub-lease and as such offers a very aggressive rental rate below \$4.00 NNN. The property features a nice compliment of high quality corporate offices which contain the usual open areas, private areas, as well as training rooms and lunchrooms. There is additional office spaces spread throughout the manufacturing floor for support services and auxiliary activities.

The property is located right on I-96 offering unparalleled exposure and traffic visibility. The parking that comes with the building is ample for a large employee count and this is one of the only properties of this size and quality available in the market.



Property Information

Location:	I-96 to Walker Ave Exit, North on Walker Ave to Northridge Dr, West on Northridge Dr to Walker Ridge Dr, South on Walker Ridge Dr to property on the East side of the road.
Total Building Size:	332,315 SF
Year Built:	2002
Acreage:	17.71 Acres
Construction:	Pre-Engineered Steel
Roof:	Standing Seam Metal
Eave Height:	28'
Parking:	Ample
Security System:	Yes
Zoning:	MP

Utilities

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

Lease Overview

3056 Walker Ridge Dr. NW
Walker, Michigan 49544

Lease Information

Lease Type:	NNN
Terms:	Sub-lease through 9/30/2028
Municipality:	City of Walker
Tenant Provides:	Taxes, Insurance, Water, Sewer, Electric, Air conditioning, Gas / Heat, Snow Removal, Janitorial, Refuse Removal, and Phone
Landlord Provides:	Roof and Structural
Renewal Option:	No
Municipality:	City of Walker
PPN:	41-13-04-328-003
SEV: (2024):	\$6,447,500.00
Taxable Value: (2024):	\$5,092,276.00
Summer Taxes (2023):	\$209,144.98
Winter Taxes (2023):	\$15,018.59
Total Taxes (2023):	\$224,163.57
Present Use:	Manufacturing and Assembly purposes
Possession:	At lease signing

Availability

SUITE	RENTABLE SF	WAREHOUSE AREA	OFFICE AREA	DOCK/ DOORS	RATE / SF / YR	MONTHLY RENT	CAM CHARGE MONTHLY (\$1.54 PSF)	TOTAL MONTHLY RENT
Suite A	182,750 SF	164,950 SF	17,800 SF	19 / 5	\$3.95	\$60,155.21	\$23,452.92	\$83,608.13

Legal Description

PART SW 1/4 COM 999.07 FT N 01D 17M 58S W & 832.44 FT S 88D 11M 29S E & 492.82 FT N 01D 48M 43S E FROM SW COR OF SEC TH NELY 259.89 FT ALONG A 333 FT RAD CURVE LT/ LONG CHORD BEARS N 67D 59M 39S E 253.34 FT/ TH S 44D 17M 08S E 188.18 FT TH S 88D 11M 17S E 1090.74 FT TO SLY LINE OF C.M. RR R/W / 100 FT WIDE / TH SELY ALONG SD RR R/W 362.48 FT TO N&S 1/4 LINE TH SLY ALONG N&S 1/4 LINE 143.25 FT TO N LINE OF HWY I-96 TH WLY ALONG SD N LINE 1801.27 FT TO A LINE BEARING S 01D 48M 43S W FROM BEG TH N 01D 48M 43S E 492.82 FT TO BEG * SEC 4 T7N R12W 17.71A.

Building Overview

3056 Walker Ridge Dr. NW
Walker, Michigan 49544

Mfg/Warehouse Information

Mfg/Whse SF:	164,950 SF
Floors:	One - Concrete
Air Conditioning:	No
HVAC:	Gas / Forced Air
Ceiling Height:	28'
Sprinklered:	Yes
Lighting:	Fluorescent and LED
Electric Service:	3 - 400 amp; 480 Volt; 3 Phase services and 1 - 800 amp; 480 Volt; 3 Phase service
Column Spacing:	25' x 50'
Grade Level Doors:	5
Loading Docks:	19
Rail Siding:	No
Floor Drains:	Yes
Compressed Air:	Yes
Cranes:	No
Shop Office:	Yes
Shop Lunch Room:	Yes
Shop Restroom:	Yes

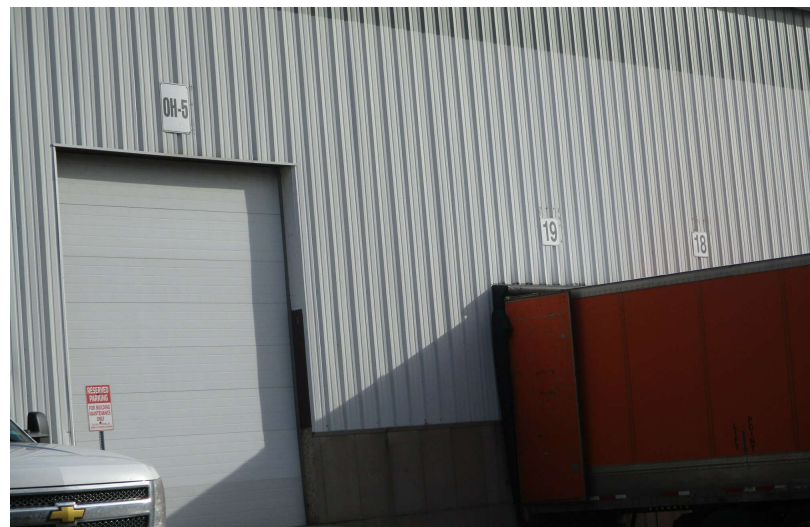
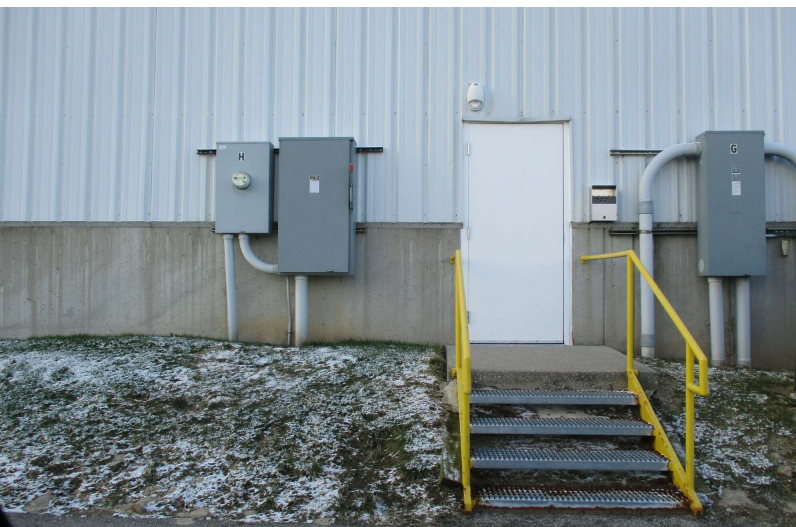
Office Information

Office SF:	17,800 SF
Floors:	One - Carpeted
HVAC:	Gas / Forced Air
Air Conditioning:	Yes
Sprinklered:	Yes
Ceiling Height:	9'
Lighting:	Fluorescent
Communication Equipment:	Available
Private Offices:	Yes
Conference Room:	Yes
Lunch Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes



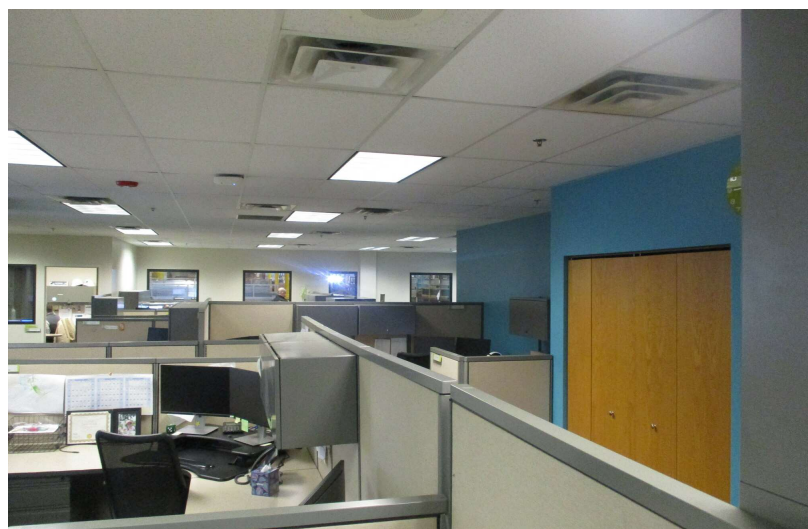
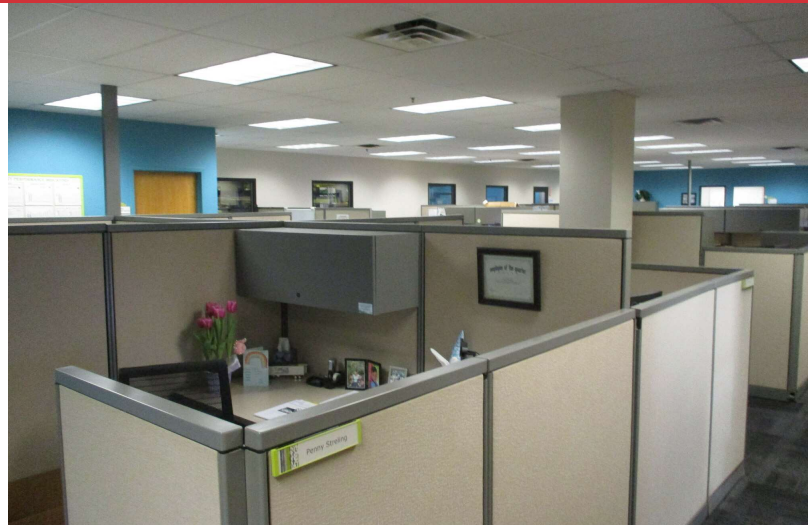
Additional Photos

3056 Walker Ridge Dr. NW
Walker, Michigan 49544



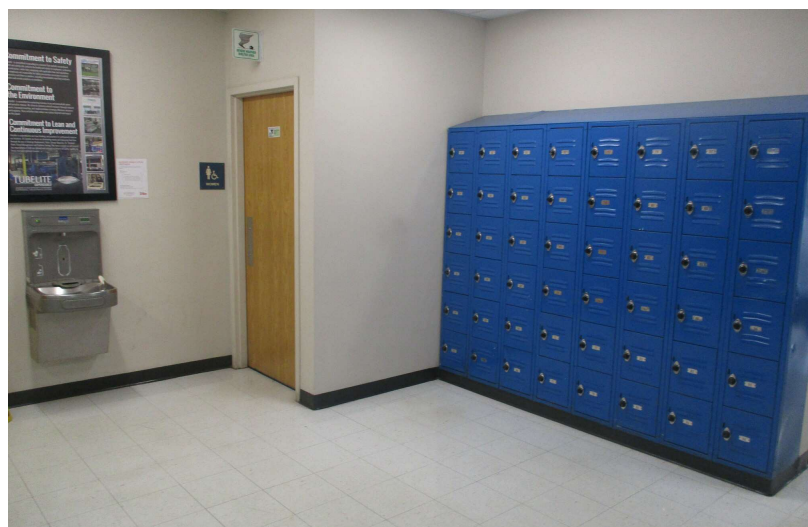
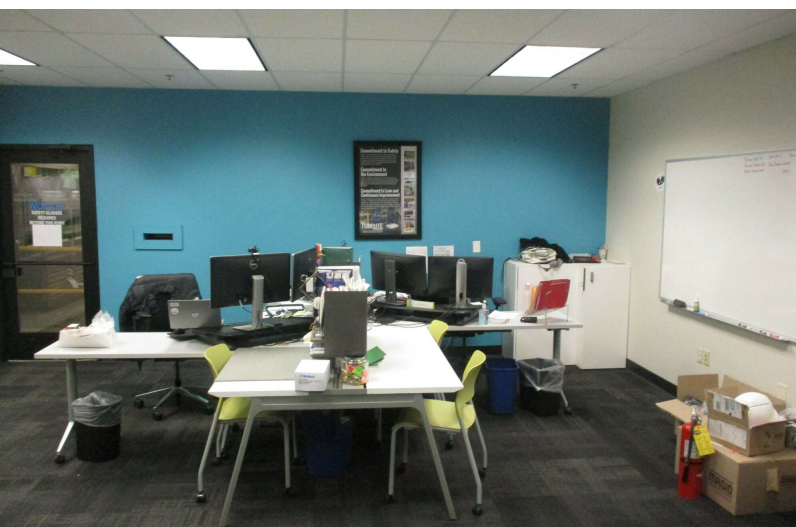
Additional Photos

3056 Walker Ridge Dr. NW
Walker, Michigan 49544



Additional Photos

3056 Walker Ridge Dr. NW
Walker, Michigan 49544



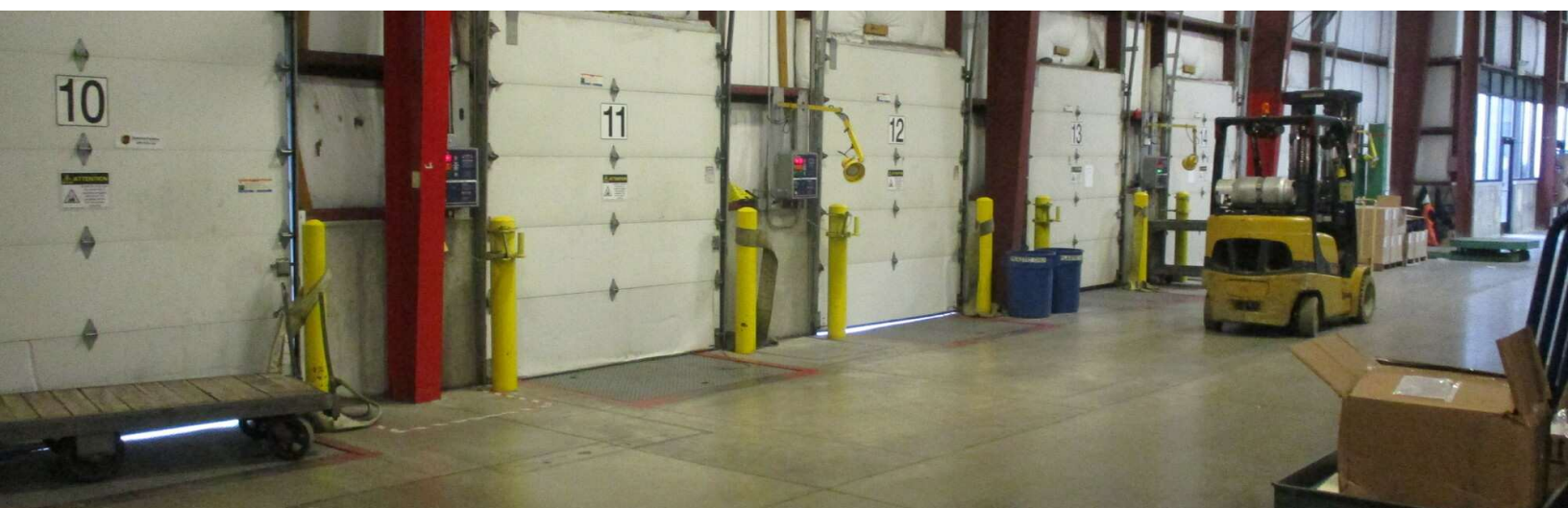
Additional Photos

3056 Walker Ridge Dr. NW
Walker, Michigan 49544



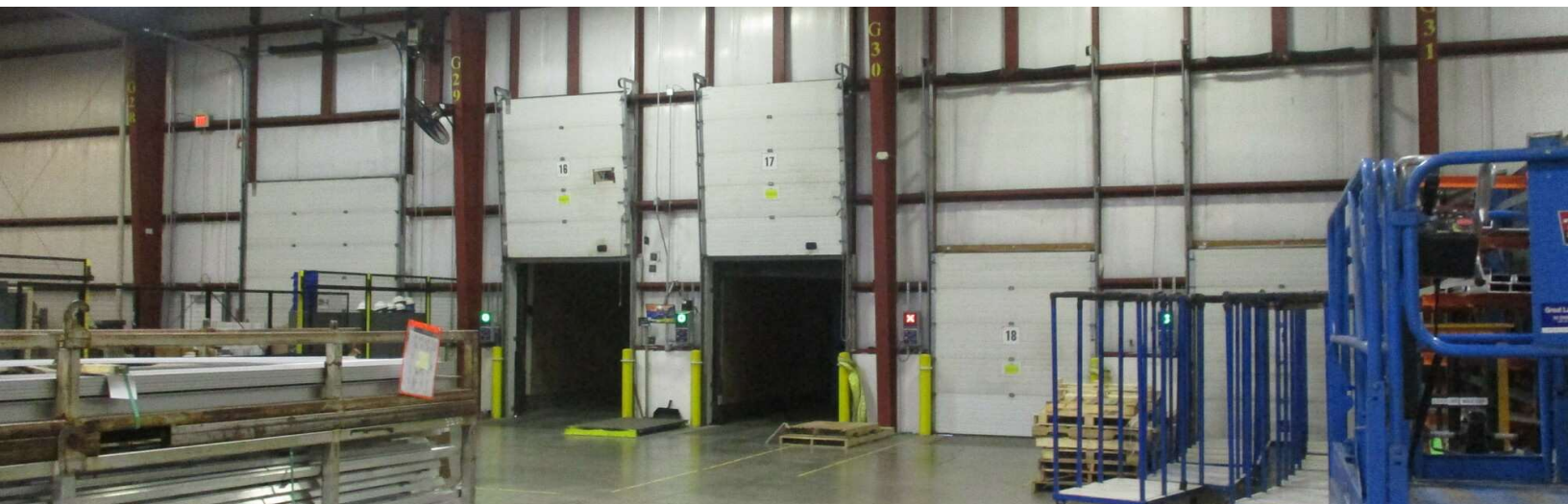
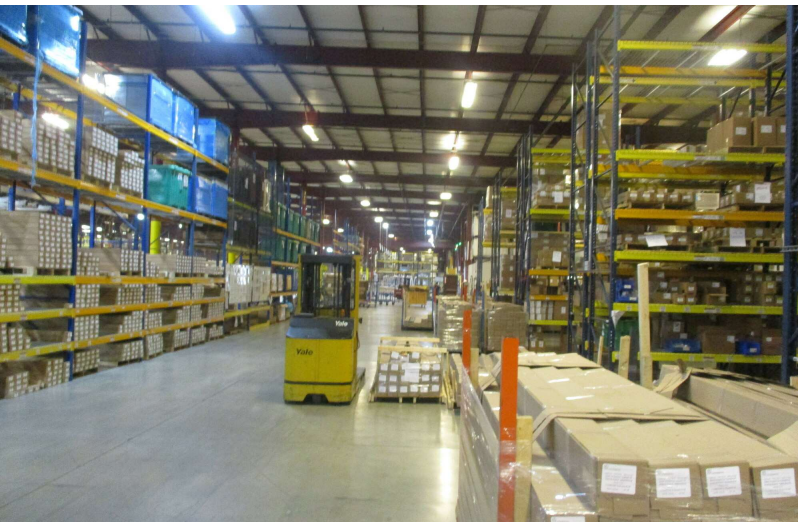
Additional Photos

3056 Walker Ridge Dr. NW
Walker, Michigan 49544



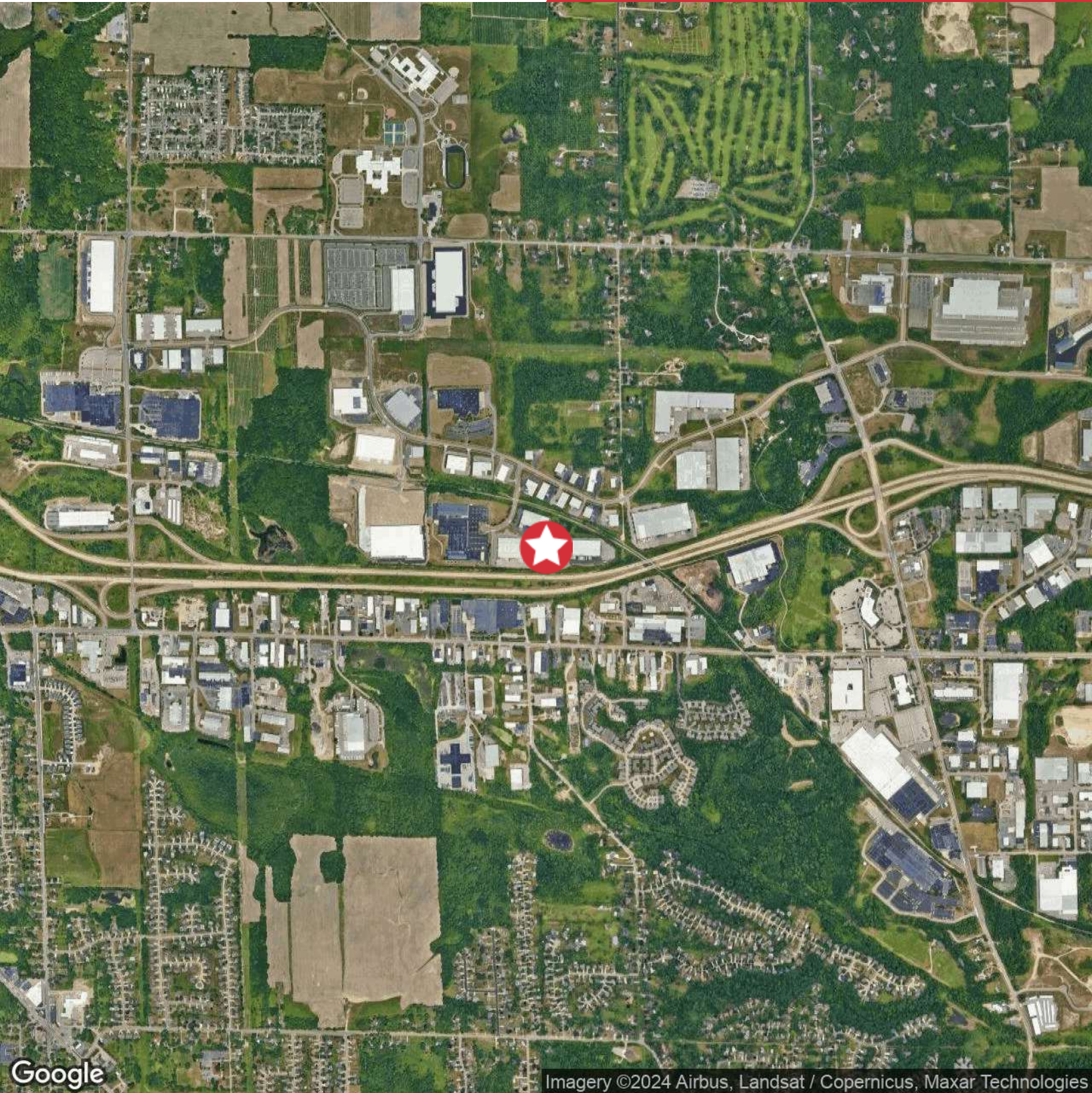
Additional Photos

3056 Walker Ridge Dr. NW
Walker, Michigan 49544



Aerial Map

3056 Walker Ridge Dr. NW
Walker, Michigan 49544



Google

Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

Parcel

3056 Walker Ridge Dr. NW
Walker, Michigan 49544

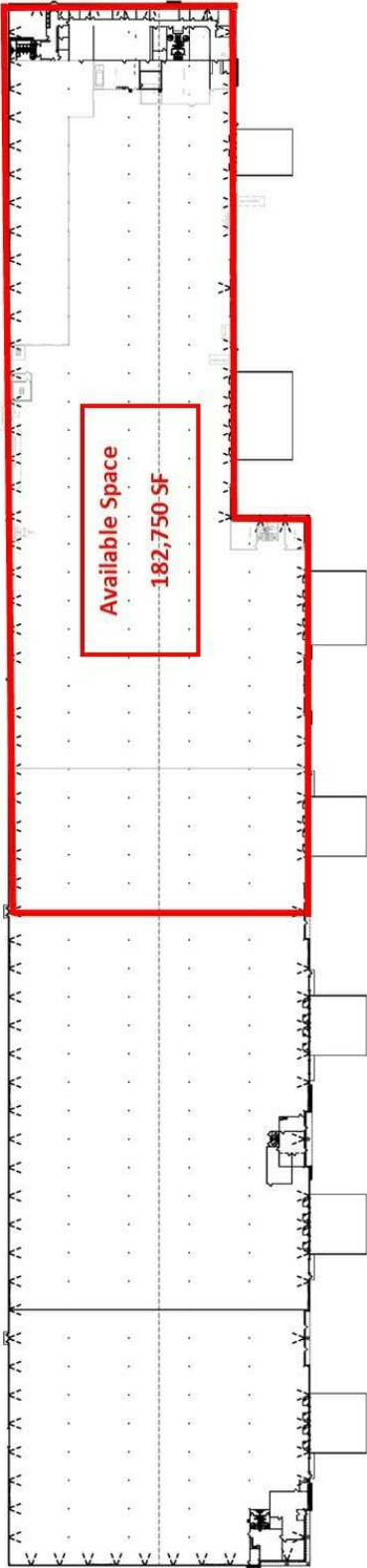
3056 Walker Ridge Dr NW - PP# 41-13-04-328-003

February 22, 2024



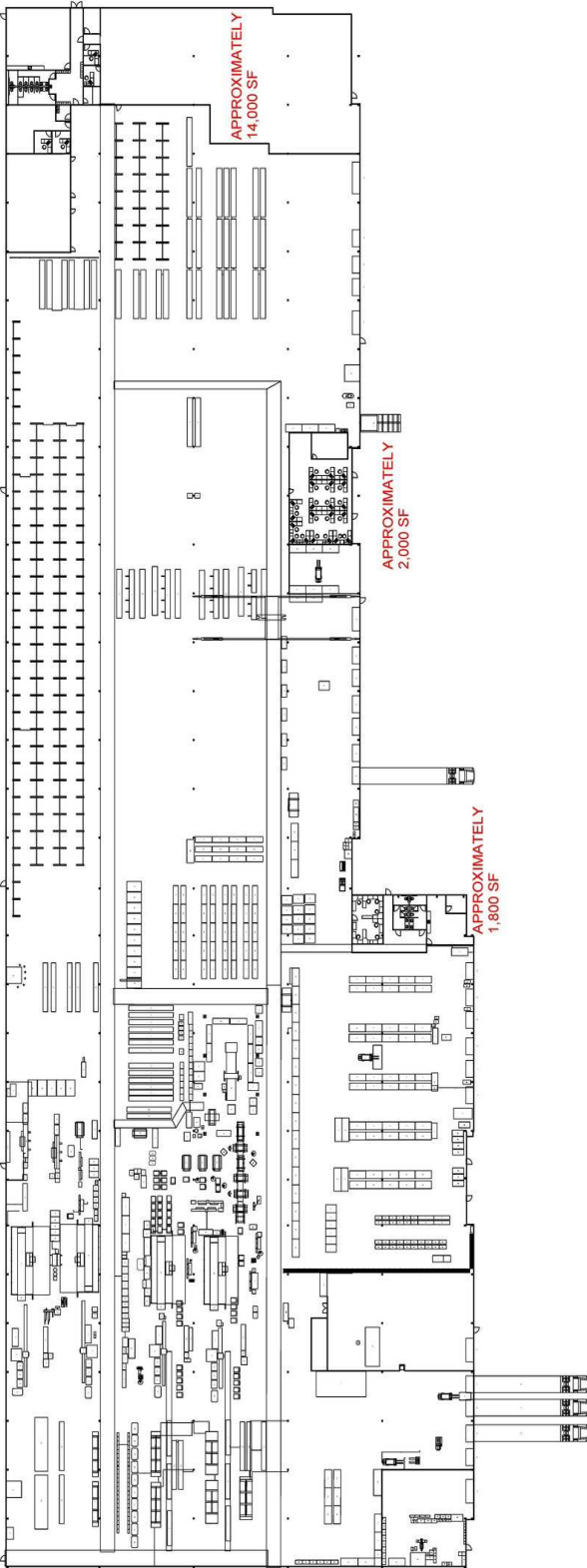
Floor Plan - Entire Building

3056 Walker Ridge Dr. NW
Walker, Michigan 49544



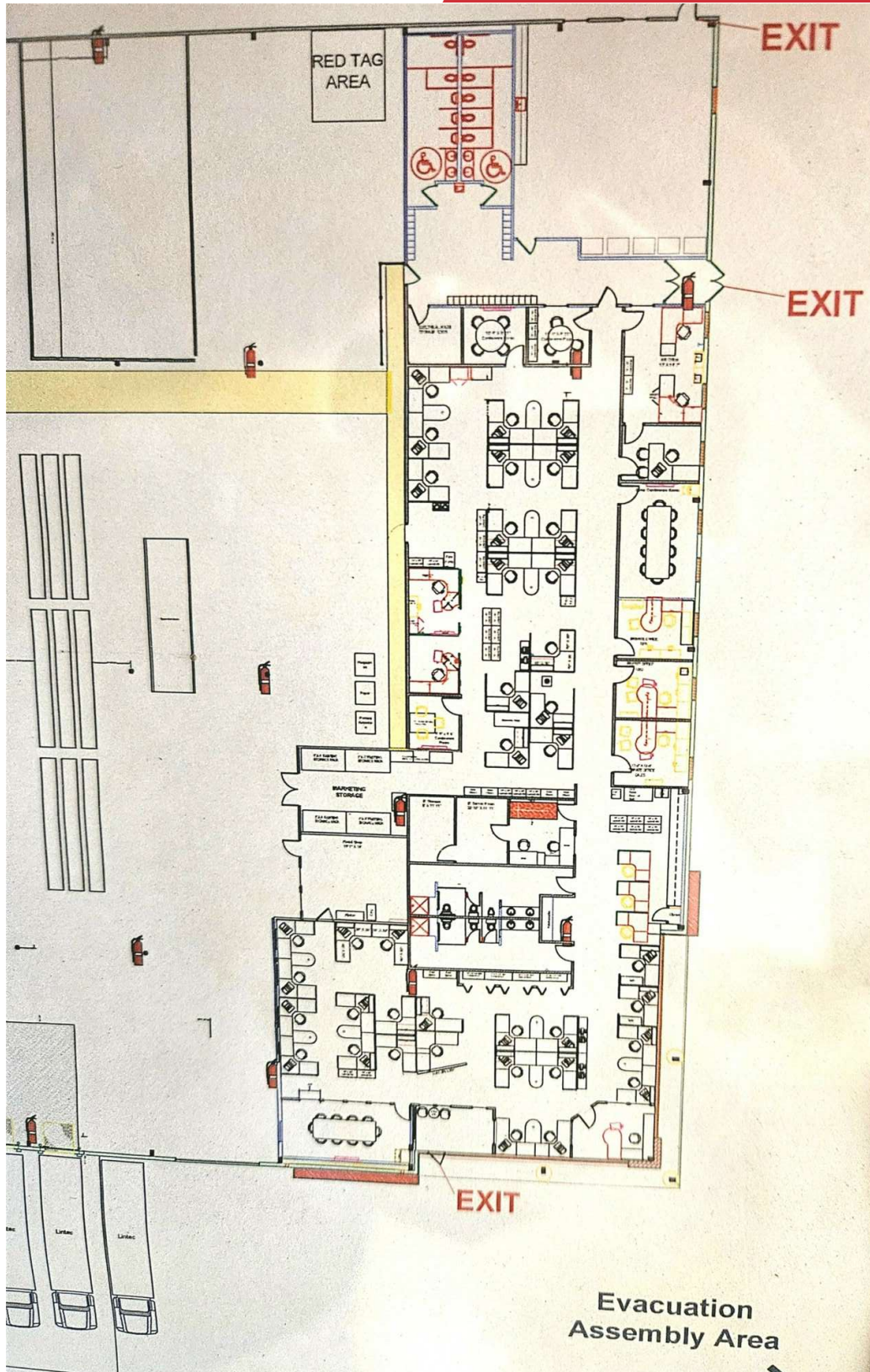
Floor Plan - Available Suite

3056 Walker Ridge Dr. NW
Walker, Michigan 49544



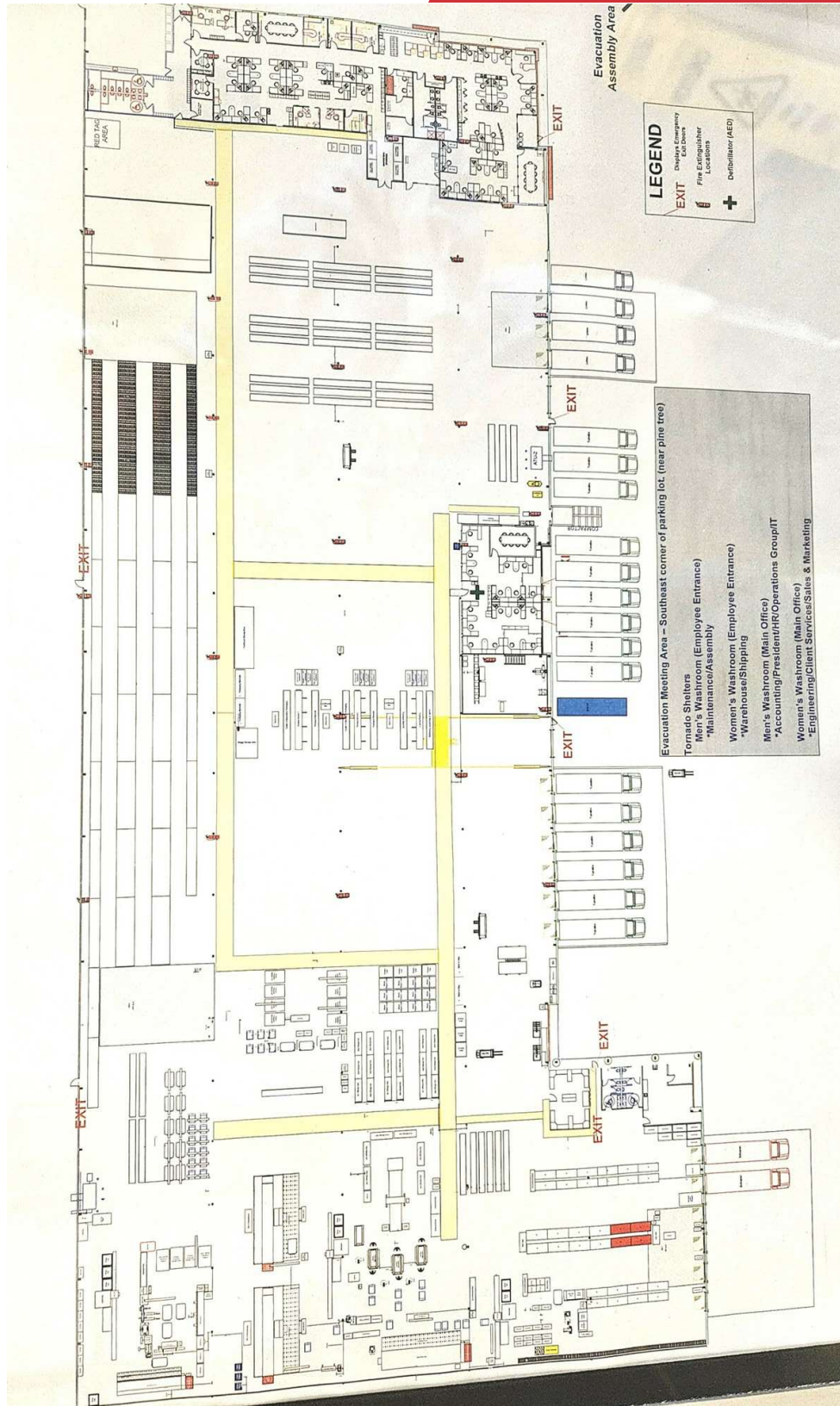
Floor Plan - Main Office

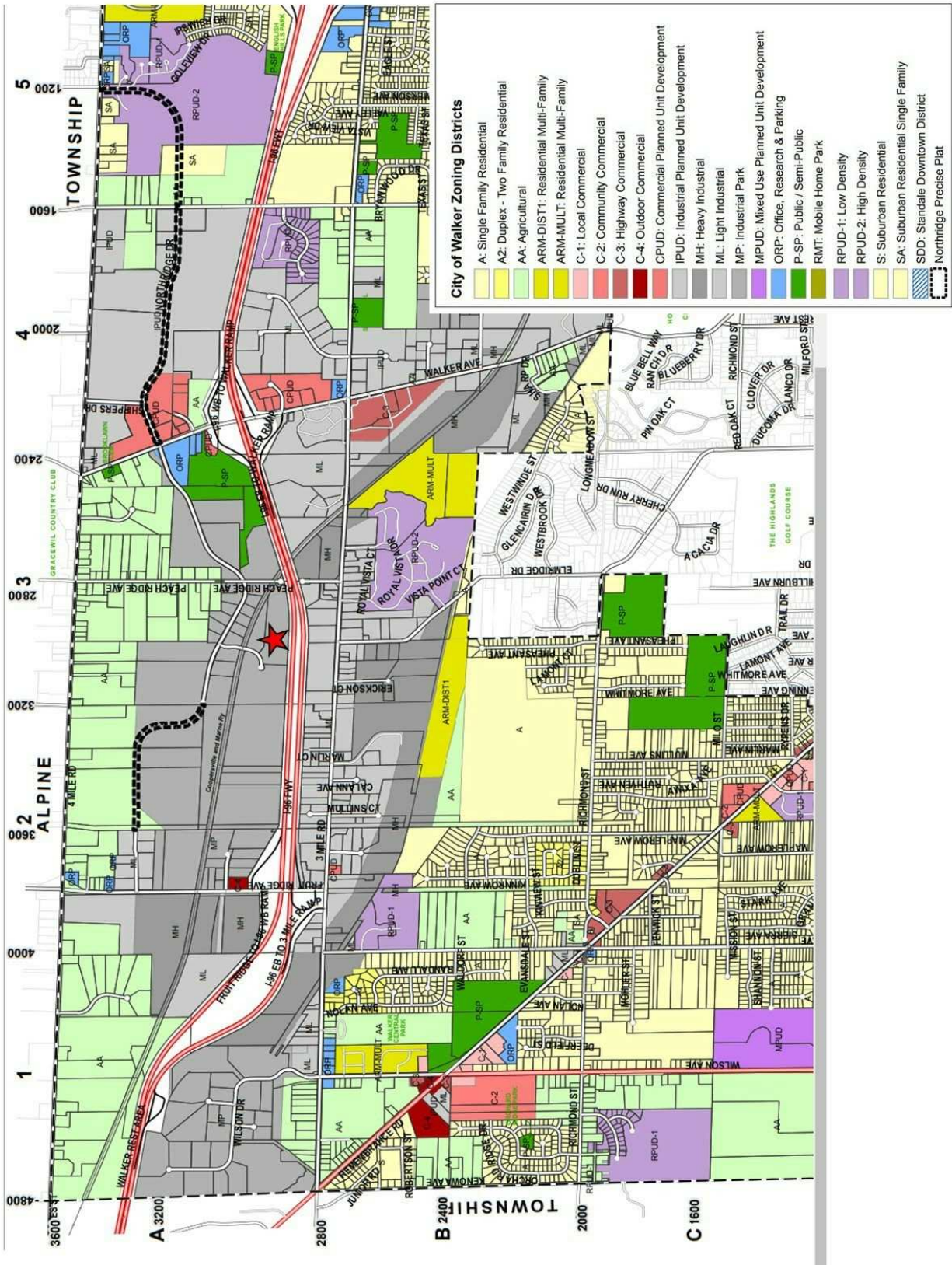
3056 Walker Ridge Dr. NW
Walker, Michigan 49544



Floor Plan - Entire Suite

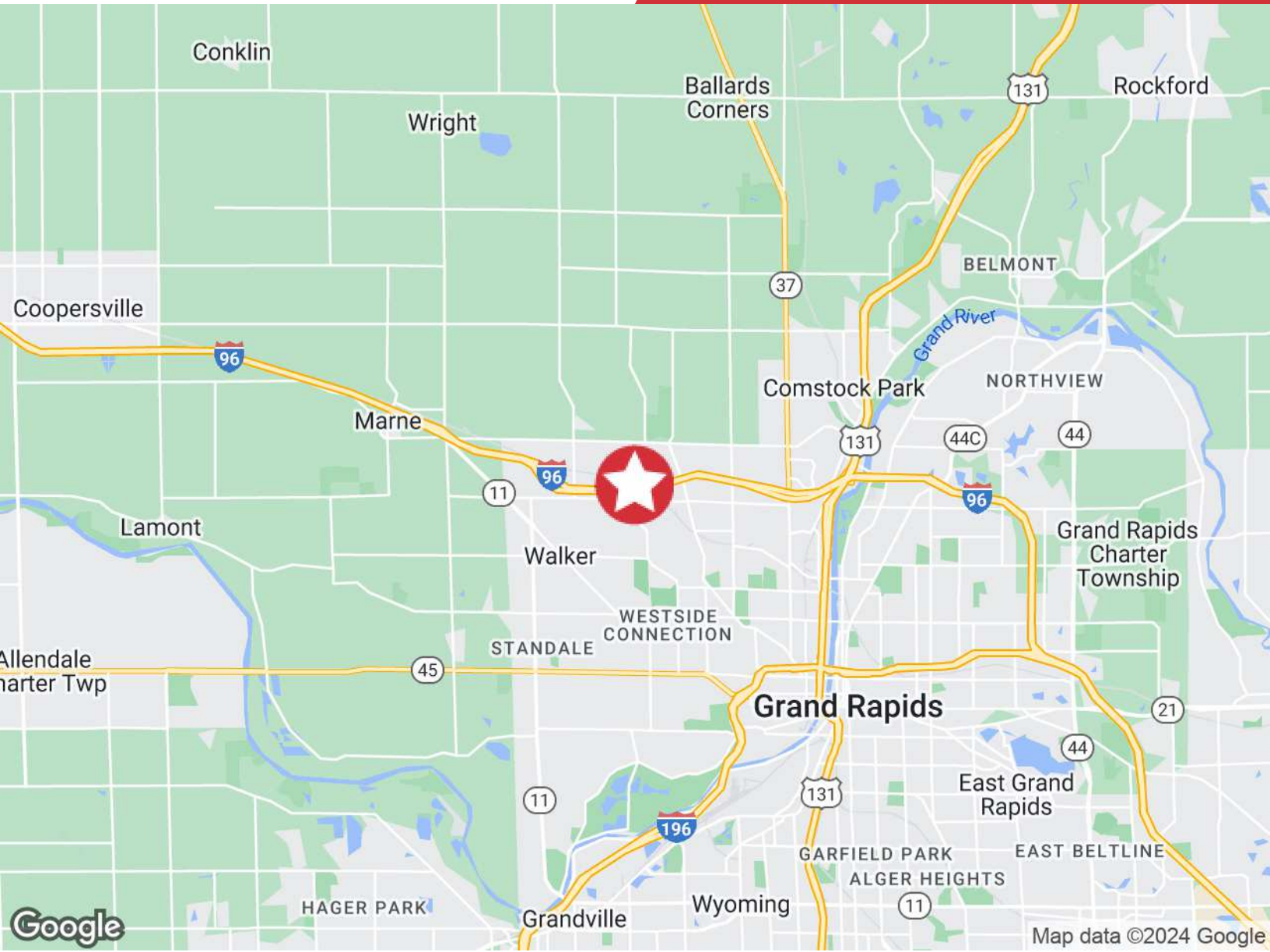
3056 Walker Ridge Dr. NW
Walker, Michigan 49544





Location Map

3056 Walker Ridge Dr. NW
Walker, Michigan 49544

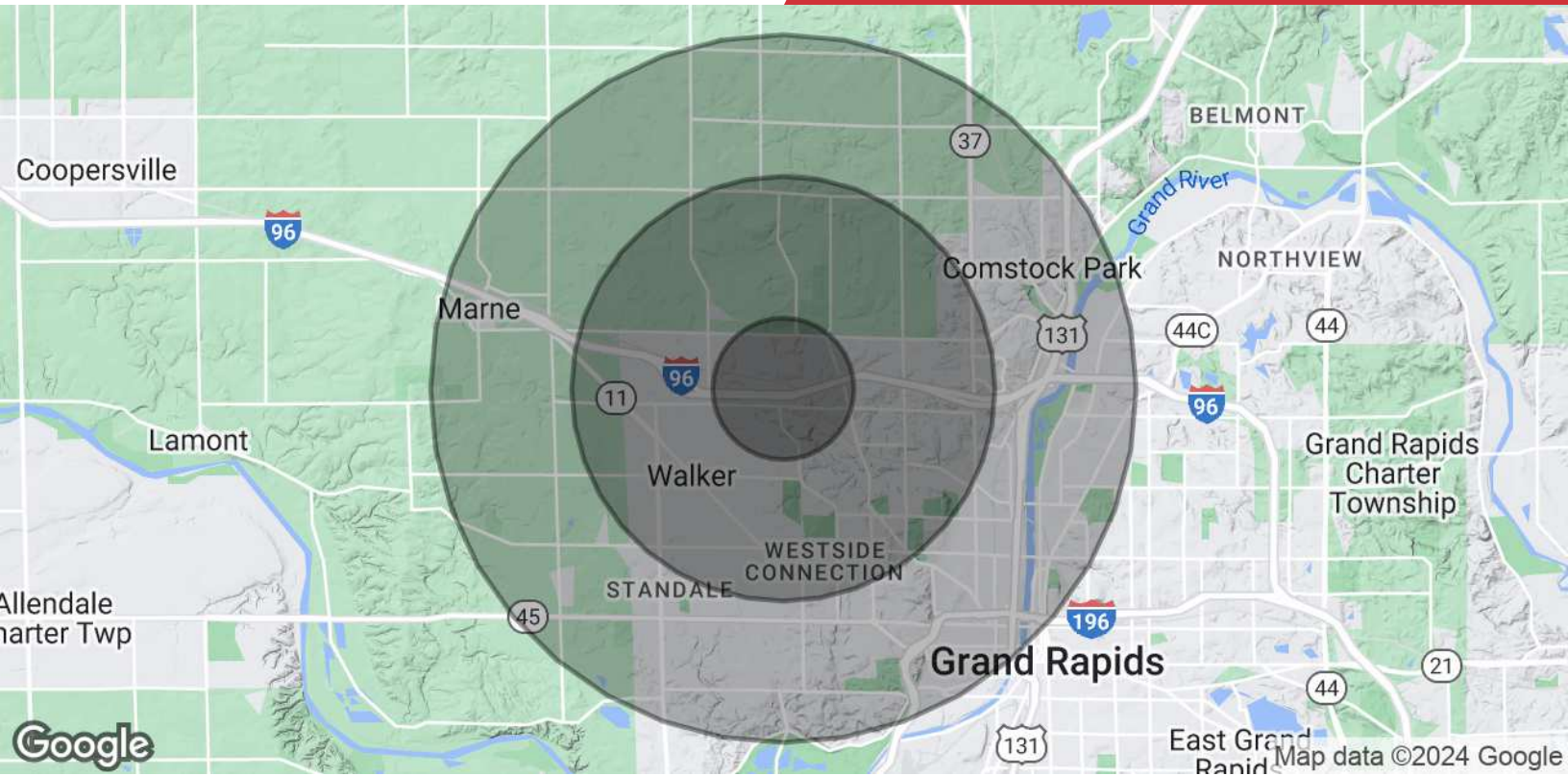


Proximity

I-96	1.46 Miles
US-131	4.25 Miles
I-196	6.98 Miles
M-6	15.85 Miles
Gerald R. Ford International Airport	19.75 Miles

Demographics Map & Report

3056 Walker Ridge Dr. NW
Walker, Michigan 49544



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,822	28,307	100,397
Average Age	37.1	40.7	37.0
Average Age (Male)	35.0	39.6	36.0
Average Age (Female)	37.5	41.2	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	677	12,377	43,390
# of Persons per HH	2.7	2.3	2.3
Average HH Income	\$79,704	\$75,931	\$66,329
Average House Value	\$286,186	\$192,396	\$165,226

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.