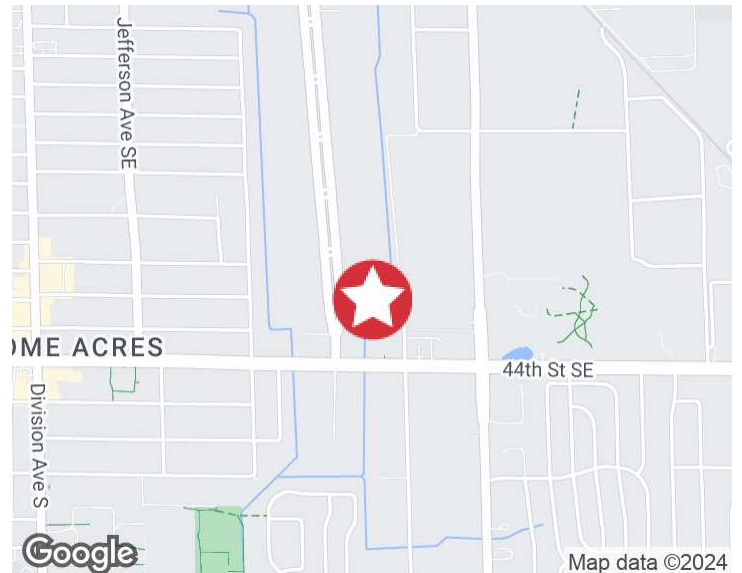




4310 Roger B Chaffee SE
Wyoming, Michigan 49548

Property Highlights

- Centrally located office and warehouse facility
- Excellent Roger B Chaffe frontage
- Suitable for a wide variety of uses
- Heavy power availability
- 1 loading dock and 1 overhead door
- Existing paint storage room for sensitive material storage



For More Information

Stuart J. Kingma, SIOR

O: 616 581 5000

skingma@naiwwm.com

Property Overview

4310 Roger B Chaffee SE
Wyoming, Michigan 49548

Property Overview

This property located at 4310 Roger B Chaffee is centrally located to all of Grand Rapids and is highly visible being located on Roger B. Chaffee. The property features a loading dock and an overhead door as well as a "will call" type area for customer pickups. This property was at one point used as a paint distribution facility so there is an explosion proof room in place that could be re-captured for the next use.

The property features a nice compliment of open and private office areas that would be suitable for a wide variety of uses.



Property Information

| | |
|------------------------------------|---|
| Location: | US 131 to 44th Street exit. East on 44th Street to Roger B Chaffee, turn North on Roger B Chaffee to property on the East side of the street. |
| Total Building Size: | 29,352 SF |
| Year Built: | 1977 |
| Year Renovated: | 2013 |
| Acreage - City of Wyoming: | 3.074 Acres |
| Acreage - City of Kentwood: | 1.760 Acres |
| Total Acreage | 3.074 Acres |
| Construction: | Pre-engineered Steel |
| Roof: | Standing Seam Metal |
| Eave Height: | 18' |
| Parking: | Surface |
| Security System: | Yes |
| Zoning - City of Wyoming: | I-1 |
| Zoning - City of Kentwood: | C-4 |

Utilities

| | |
|------------------------|------------------|
| Electric: | Consumers Energy |
| Telephone: | Choice |
| Natural Gas: | DTE Energy |
| Sanitary Sewer: | Cit of Wyoming |
| Storm Sewer: | City of Wyoming |
| Water: | City of Wyoming |

Lease Overview

4310 Roger B Chaffee SE
Wyoming, Michigan 49548

Lease Information

| | | | |
|------------------------------|---|-----|------------------|
| Lease Type: | NNN | | |
| Terms: | Sub-Lease through 10/31/2025 | | |
| Tenant Provides: | Taxes, Insurance, Water, Sewer, Electric, Air conditioning, Gas/Heat, Snow Removal, Janitorial, Refuse Removal, Phone | | |
| Landlord Provides: | Roof and Structural | | |
| Municipality: | City of Wyoming | and | City of Kentwood |
| PPN: | 41-18-19-406-017 | and | 41-18-19-476-007 |
| SEV (2024): | \$460,500.00 | | \$1,086,200.00 |
| Taxable Value (2024): | \$352,859.00 | | \$ 567,064.00 |
| Summer Taxes (2023): | \$ 15,754.22 | | \$ 23,086.99 |
| Winter Taxes (2023): | \$ 4,964.31 | | \$ 8,848.59 |
| Total Taxes (2023): | \$ 20,718.53 | | \$ 31,935.59 |
| Present Use: | Manufacturing | | |
| Possession: | At Lease Signing | | |

Availability

| SUITE | RENTABLE SF | WAREHOUSE AREA | OFFICE AREA | DOCK/DOORS | RATE / SF / YR | MONTHLY RENT | CAM / MONTH (EST. \$2.75) | TOTAL MONTHLY RENT |
|-------|-------------|----------------|-------------|------------|----------------|--------------|---------------------------|--------------------|
| 010 | 12,358 SF | 10,006 SF | 2,352 SF | 1 / 1 | \$5.25 | \$5,406.63 | \$2,832.04 | \$8,238.67 |

Building Overview

4310 Roger B Chaffee SE
Wyoming, Michigan 49548

Mfg/Warehouse Information

| | |
|---------------------------|-------------------------|
| Mfg/Whse SF: | 10,006 SF |
| Floors: | One - Concrete |
| Air Conditioning: | No |
| HVAC: | Gas / Forced Air |
| Ceiling Height: | 18' |
| Sprinklered: | Yes |
| Lighting: | LED |
| Electric Service: | 400 Amps, 3Phase, 480 V |
| Column Spacing: | Various |
| Grade Level Doors: | 1 |
| Loading Docks: | 1 |
| Rail Siding: | No |
| Floor Drains: | Yes |
| Compressed Air: | No |
| Cranes: | No |
| Elevators: | No |
| Shop Office: | Yes |
| Shop Lunch Room: | Yes |
| Shop Restroom: | Yes |

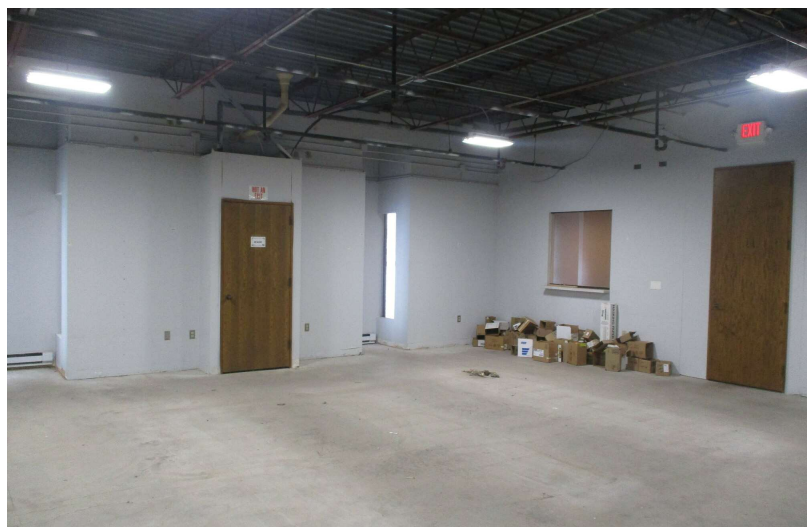
Office Information

| | |
|---------------------------------|------------------|
| Office SF: | 2,352 SF |
| Floors: | One |
| HVAC: | Gas / Forced Air |
| Air Conditioning: | Yes |
| Sprinklered: | Yes |
| Ceiling Height: | 8' |
| Lighting: | Fluorescent |
| Communication Equipment: | No |
| Private Offices: | Yes |
| Conference Room: | Yes |
| Lunch Room: | Yes |
| Restrooms: | Yes |
| Kitchen/Break Room: | No |
| Elevators: | No |



Additional Photos

4310 Roger B Chaffee SE
Wyoming, Michigan 49548



Additional Photos

4310 Roger B Chaffee SE
Wyoming, Michigan 49548

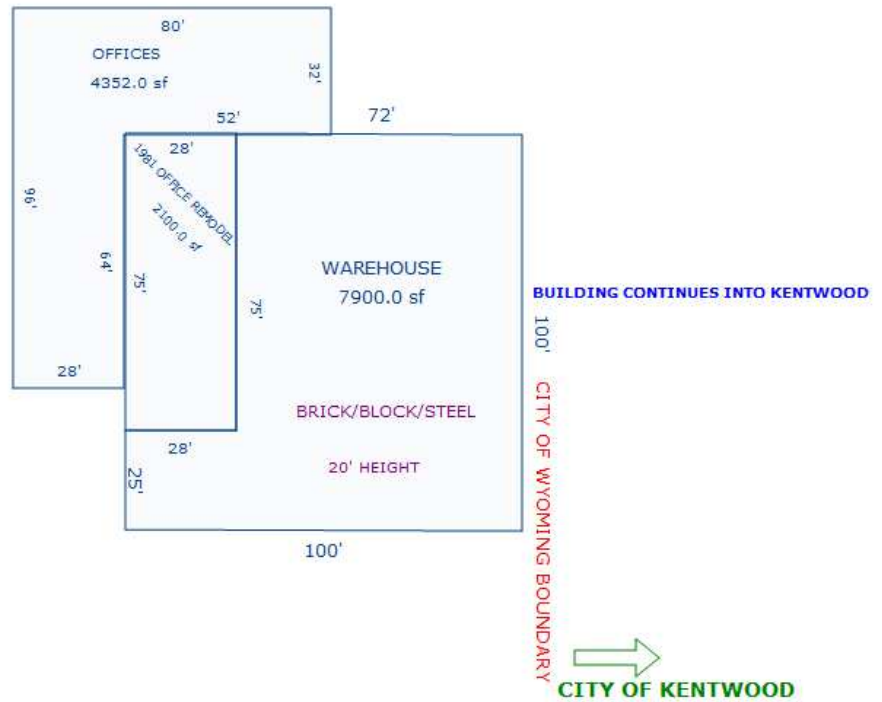


Floor Plan - City of Wyoming

4310 Roger B Chaffee SE
Wyoming, Michigan 49548



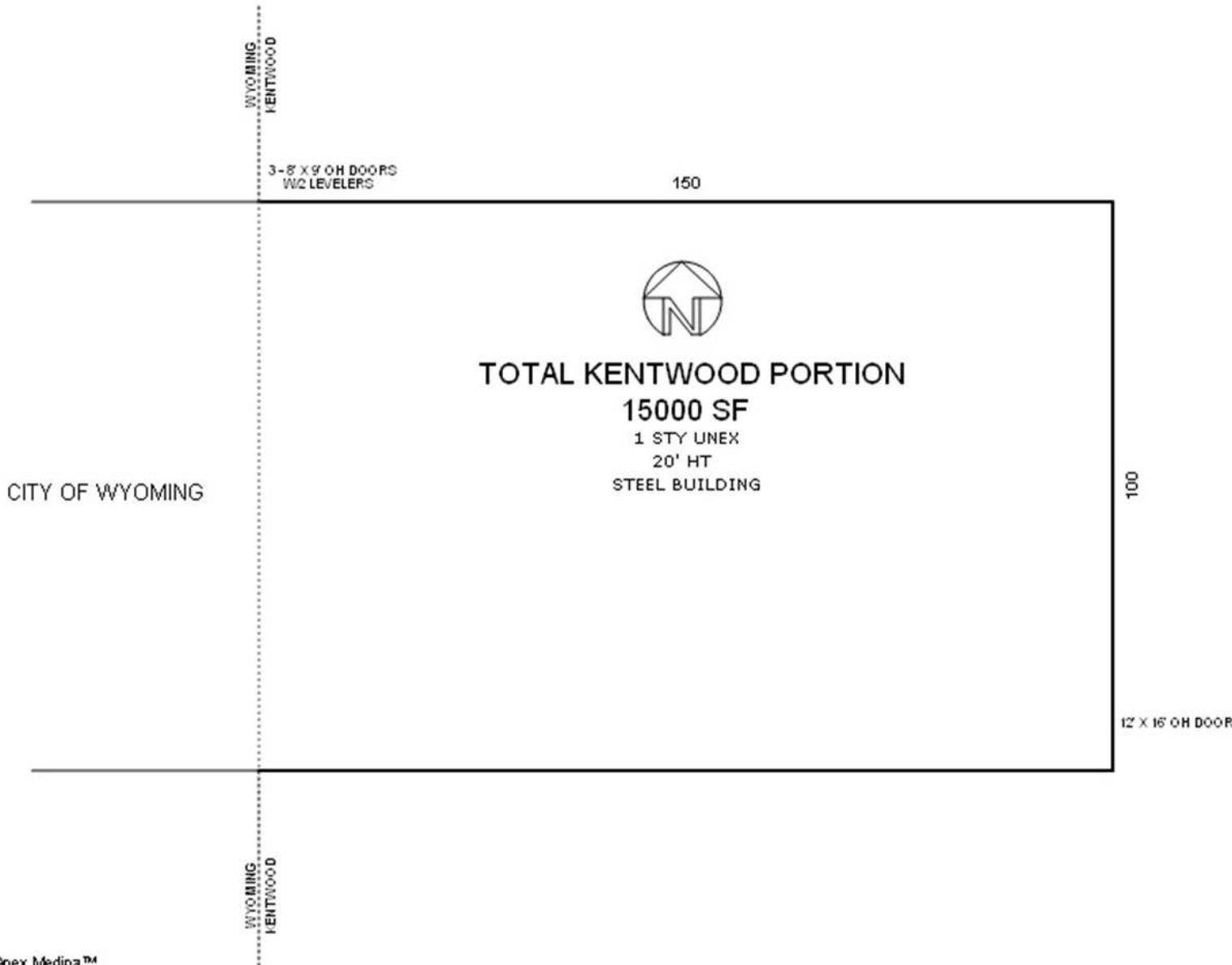
ROGER B CHAFFEE



Sketch by Apex Sketch

Floor Plan - City of Kentwood

4310 Roger B Chaffee SE
Wyoming, Michigan 49548



Sketch by Apex Medina™

Parcel - City of Wyoming

4310 Roger B Chaffee SE
Wyoming, Michigan 49548

4310 Roger B Chaffee SE - PP #41-18-19-406-017

January 25, 2024



Parcel - City of Kentwood

4310 Roger B Chaffee SE
Wyoming, Michigan 49548

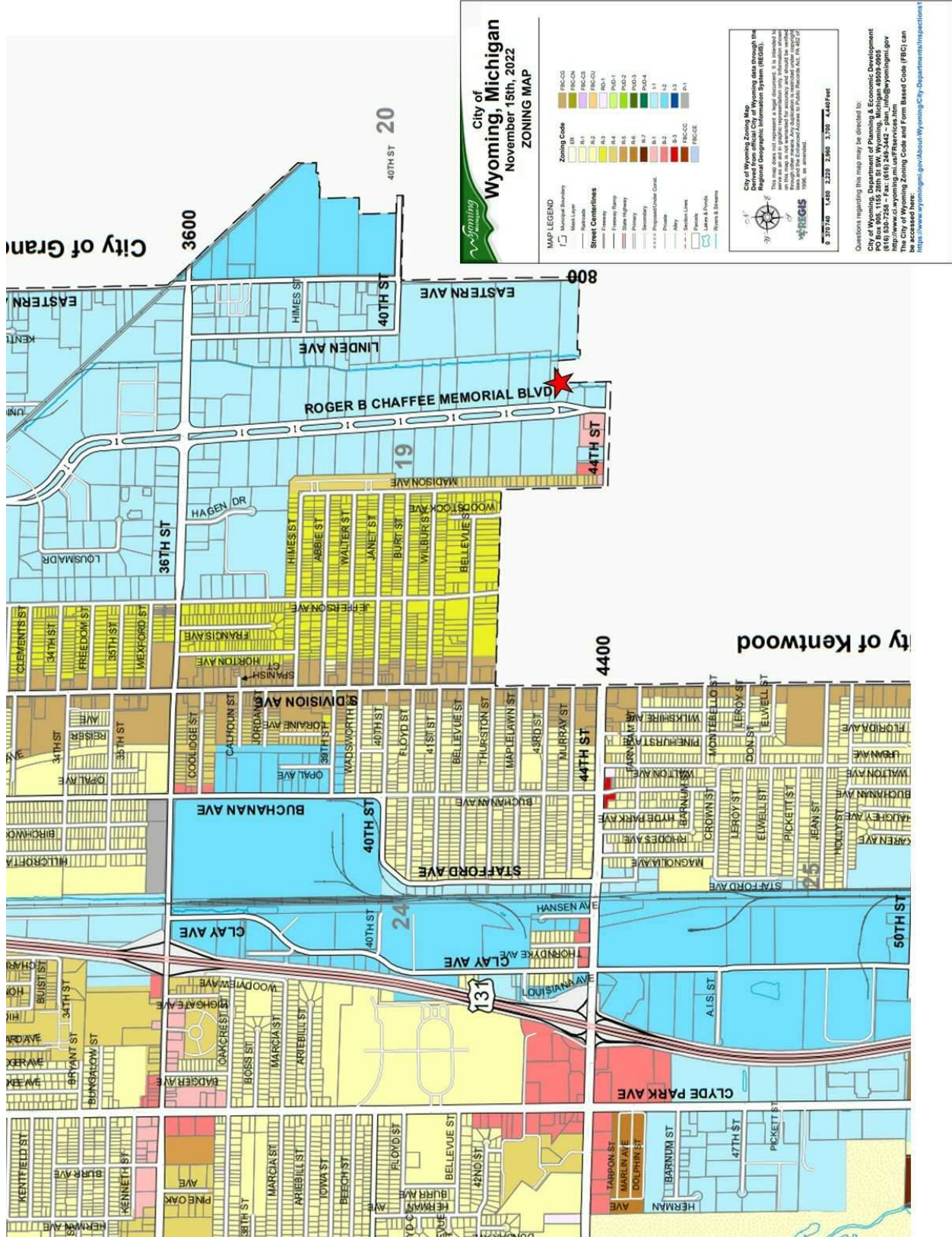
4312 Roger B Chaffee - PP #41-18-19-476-007

January 25, 2024



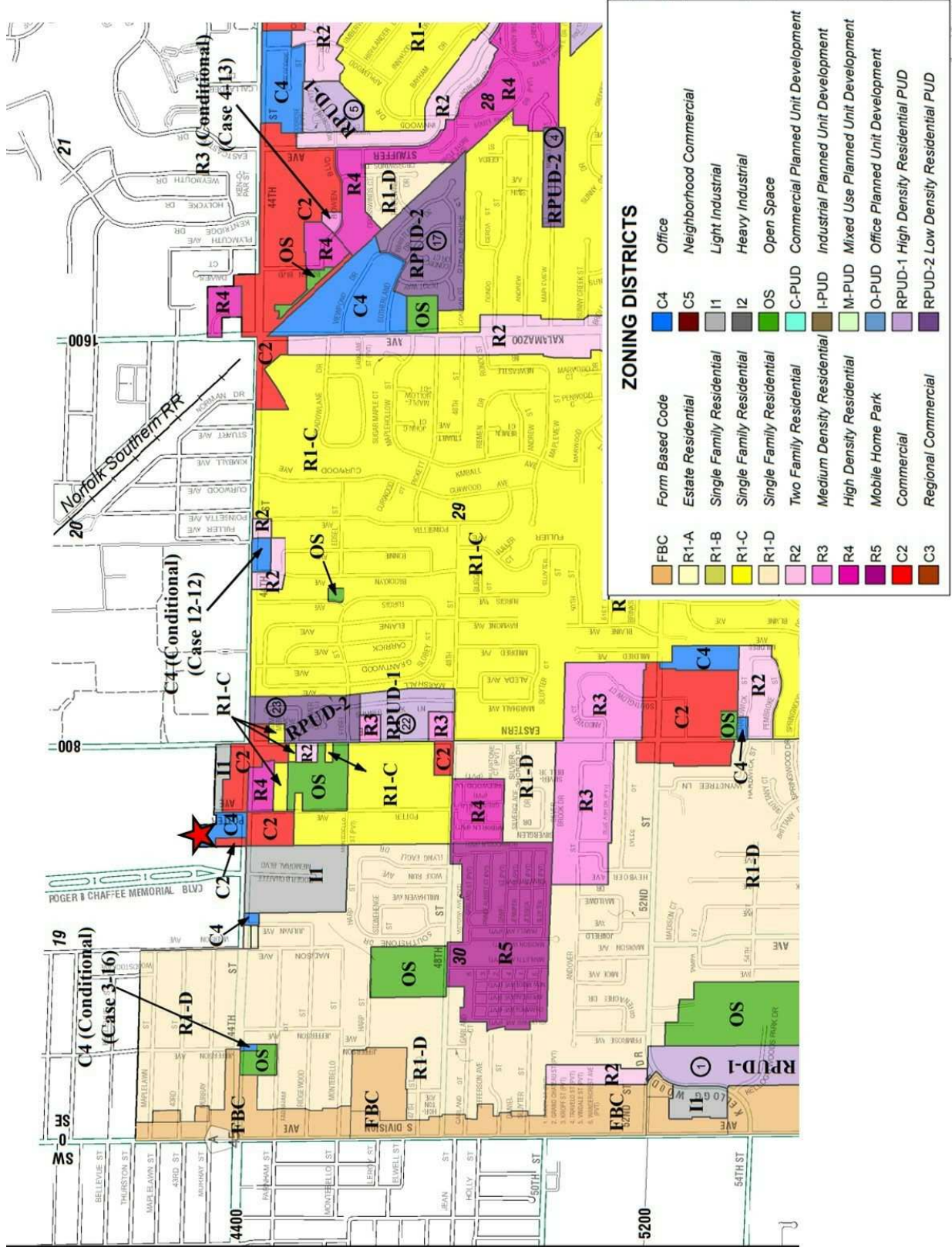
Zoning - City of Wyoming

4310 Roger B Chaffee SE
Wyoming, Michigan 49548



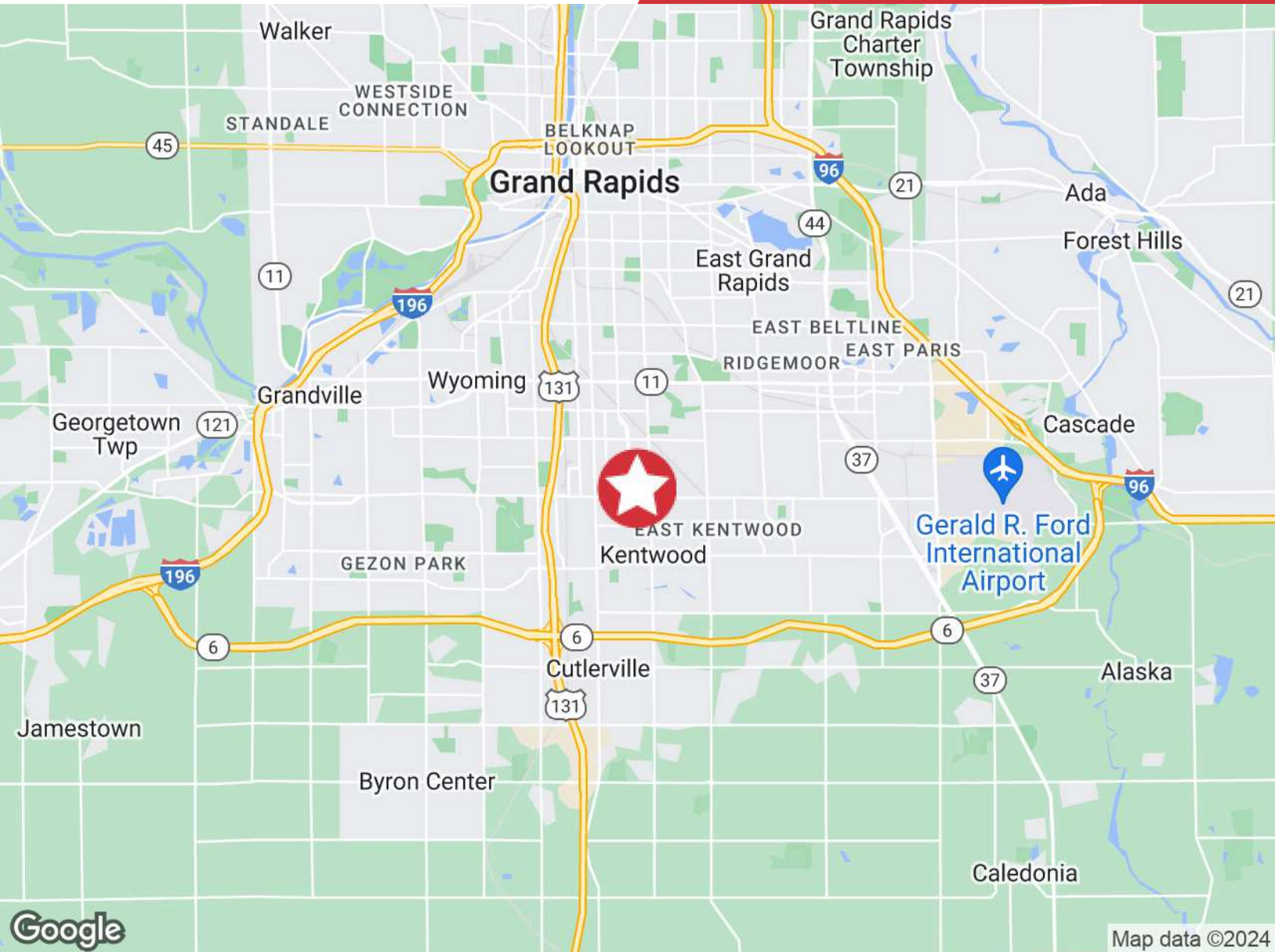
Zoning - City of Kentwood

4310 Roger B Chaffee SE
Wyoming, Michigan 49548



Location Map

4310 Roger B Chaffee SE
Wyoming, Michigan 49548

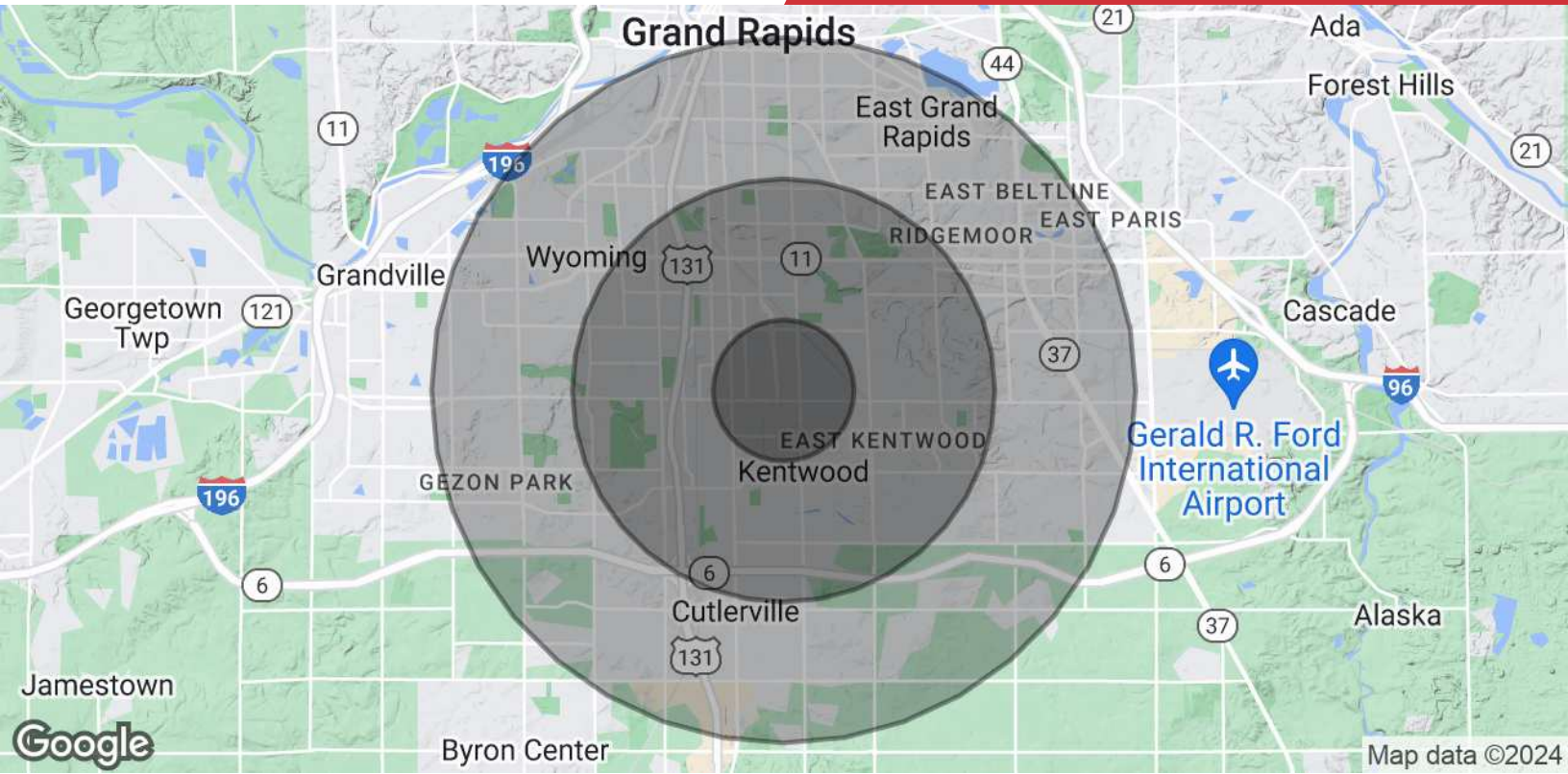


Proximity

| | |
|-------------------------------------|------------|
| US 131 | 1.85 Miles |
| I-196 | 8.15 Miles |
| I-96 | 8.26 Miles |
| M-6 | 4.12 Miles |
| Gerald R Ford International Airport | 6.54 Miles |

Demographics Map & Report

4310 Roger B Chaffee SE
Wyoming, Michigan 49548



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|-----------|-----------|-----------|
| Total Population | 11,321 | 104,247 | 259,430 |
| Average Age | 35.0 | 34.7 | 34.2 |
| Average Age (Male) | 33.1 | 33.0 | 32.4 |
| Average Age (Female) | 35.1 | 36.2 | 35.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 4,294 | 39,582 | 97,814 |
| # of Persons per HH | 2.6 | 2.6 | 2.7 |
| Average HH Income | \$54,622 | \$61,398 | \$70,292 |
| Average House Value | \$123,408 | \$134,633 | \$162,078 |

* Demographic data derived from 2020 ACS - US Census

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.