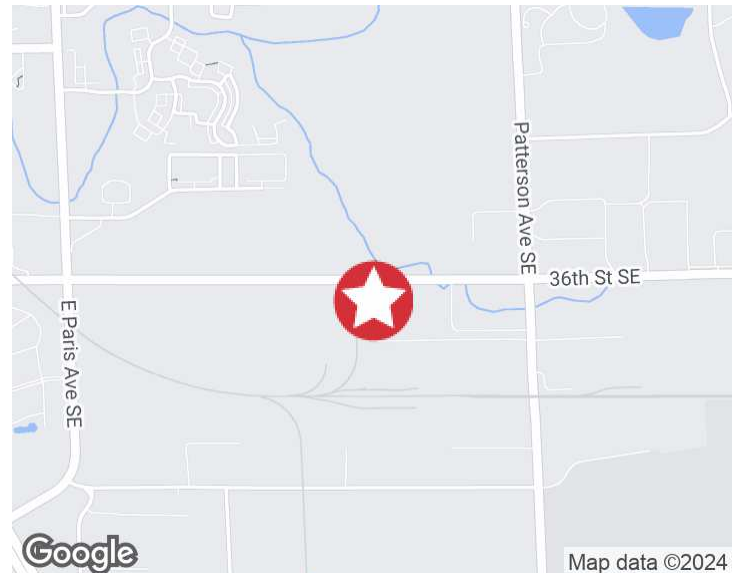




4530 36th Street SE
Kentwood, Michigan 49512

Property Highlights

- Rare trucking related cross-dock facility for lease
- Excellent location near Gerald R. Ford International Airport
- Excellent access to all areas of the city
- Available mid-summer 2024
- Large fenced area available for outdoor storage
- Nicely appointed and efficient office space
- Rare opportunity in today's market



For More Information

Stuart J. Kingma, SIOR

O: 616 581 5000

skingma@naiwwm.com

Property Overview

4530 36th Street SE
Kentwood, Michigan 49512

Property Overview

The property located at 4530 36th Street SE is a former location of Core & Main and this facility was originally designed to be used as a medium sized cross-dock operation. The property features multiple loading docks as well as a drive-in door offering a variety of alternative uses. The property is presently used for outdoor storage which is a major component to its operations which is also a rare thing to find in today's market. The property will be made available mid-summer 2024 and will not last long as these properties are difficult to find.

Property Information

Location:	I-96 to 36th Street Exit, West on 36th Street to property on the South side of the road.
Total Building Size:	7,040 SF
Year Built:	1983
Acreage:	2.56 Acres
Construction:	Concrete Block & Steel
Roof:	Standing Seam Metal
Eave Height:	14'
Parking:	Ample Surface Parking
Security System:	No
Zoning:	I-1

Utilities

Electric:	Consumers Power
Telephone:	Choice
Natural Gas:	DTE Energy
Sanitary Sewer:	City of Kentwood
Storm Sewer:	City of Kentwood
Water:	City of Kentwood



Lease Overview

4530 36th Street SE
Kentwood, Michigan 49512

Lease Information

Lease Type:	NNN
Terms:	60 Months
Tenant Provides:	Taxes, Insurance, Water, Sewer, Electric, Air Conditioning, Gas/ Heat, Snow Removal, Janitorial, Refuse Removal, and Phone
Landlord Provides:	Roof and Structural
Municipality:	City of Kentwood
PPN:	41-18-24-200-085
SEV (2024):	\$559,800.00
Taxable Value (2024):	\$520,590.00
Summer Taxes (2023):	\$20,690.26
Winter Taxes (2023):	\$7,437.23
Total Taxes (2023):	\$28,127.49
Present Use:	Building Material Distribution
Possession:	Mid Summer - 2024

Availability

SUITE	RENTABLE SF	WAREHOUSE AREA	OFFICE AREA	DOCK/ DOORS	RATE / MONTH	CAM / MONTH (\$6.50 EST.)	TOTAL MONTHLY RENT
4530 36th Street	7,040 SF	6,160 SF	880 SF	29 / 1	\$17,500.00	\$3,813.33	\$21,313.33

Legal Description

PART OF NE 1/4 COM 700.0 FT 90D 00M 00S E ALONG N SEC LINE FROM N 1/4 COR TH 90D 00M 00S E ALONG N SEC LINE 243.80 FT TH S 0D 00M 00S 150.0 FT TH 90D 00M 00S E 36.20 FT TH S 0D 00M 00S 316.0 FT TH 90D 00M 00S W 273.0 FT TH N 0D 00M 00S 201.50 FT TH 90D 00M 00S W 7.0 FT TH N 0D 00M 00S 264.50 FT TO BEG EX N 50.0 FT * SEC 24 T6N R11W 2.56 A.

Building Overview

4530 36th Street SE
Kentwood, Michigan 49512

Mfg/Warehouse Information

Mfg/Whse SF:	6,160 SF
Floors:	Concrete
Air Conditioning:	No
HVAC:	Gas Forced/Air
Ceiling Height:	11' clear height - 14' eave height
Sprinklered:	No
Lighting:	Fluorescent
Electric Service:	240v, 225 amp
Column Spacing:	Clear Span
Grade Level Doors:	1 with a ramp
Loading Docks:	29
Rail Siding:	No
Floor Drains:	No
Compressed Air:	No
Cranes:	No
Shop Office:	No
Shop Lunch Room:	No
Shop Restroom:	No

Office Information

Office SF:	880 SF
Floors:	One
HVAC:	Gas Forced/Air
Air Conditioning:	Yes
Sprinklered:	No
Ceiling Height:	8'
Lighting:	Fluorescent
Communication Equipment:	No
Private Offices:	Yes
Conference Room:	Yes
Lunch Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	No



Additional Photos

4530 36th Street SE
Kentwood, Michigan 49512



Additional Photos

4530 36th Street SE
Kentwood, Michigan 49512



Floor Plans

4530 36th Street SE
Kentwood, Michigan 49512

TOTAL BUILDING
7040 SF
1 STY UNEX
14' HT
STEEL BUILDING



Sketch by Apex Medina™

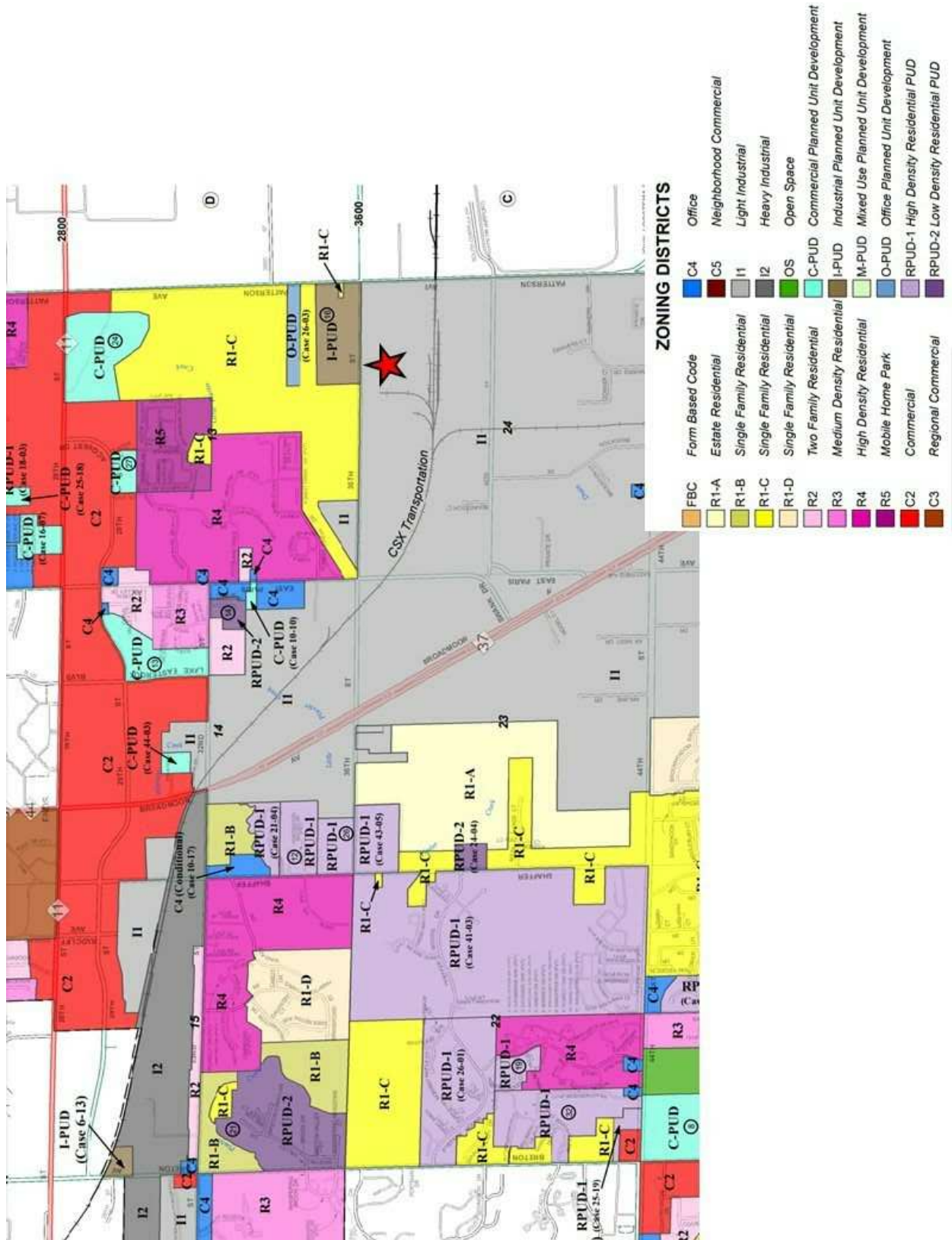
Parcel

4530 36th Street SE
Kentwood, Michigan 49512

4530 36th Street SE - PP # 41-18-24-200-085

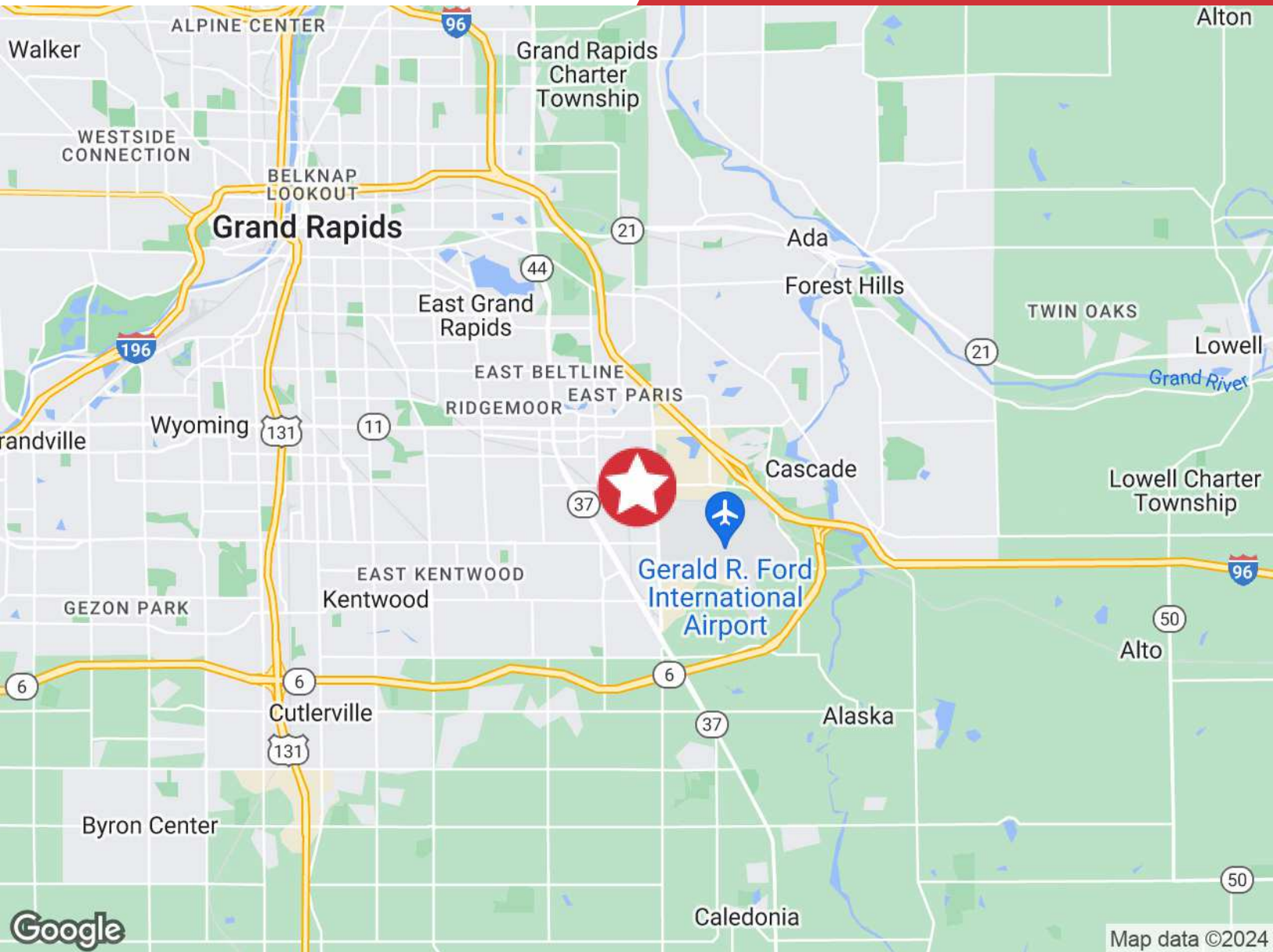
January 09, 2024





Location Map

4530 36th Street SE
Kentwood, Michigan 49512

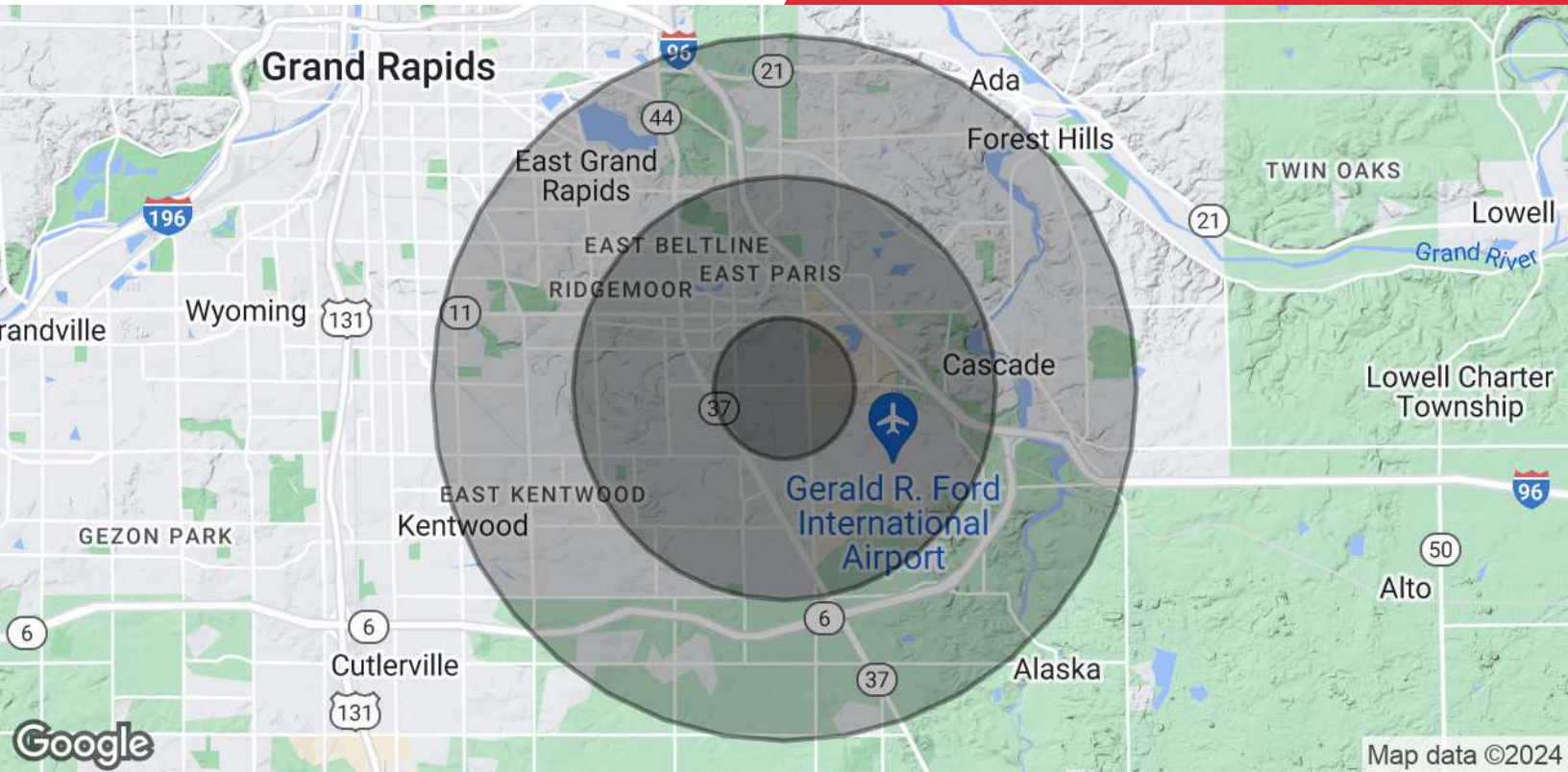


Proximity

I-96	1.98 Miles
I-196 at the I-96 split	8.23 Miles
US-131 @ 44th Street SW	7.70 Miles
M-6	3.67 Miles
Gerald R Ford International Airport	2.24 Miles

Demographics Map & Report

4530 36th Street SE
Kentwood, Michigan 49512



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,416	41,586	132,742
Average Age	37.6	37.5	37.9
Average Age (Male)	33.9	35.5	35.8
Average Age (Female)	38.2	39.4	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,907	18,073	51,921
# of Persons per HH	1.8	2.3	2.6
Average HH Income	\$59,920	\$82,583	\$97,000
Average House Value	\$128,341	\$202,726	\$229,518

* 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.