

INDUSTRIAL FOR LEASE

41 Coldbrook St NW &
1101 Ionia Ave. NW
Grand Rapids, MI 49503

AVAILABILITY

- 12,577 SF
Office: 7,777 SF
Warehouse: 4,800 SF
- 60 MO.
- Available June 2020

LEASE TERMS

- \$15.00/SF, MOD. GROSS
- \$3.00/SF CAM

BUILDING AMENITIES

- **AMPLE ON-SITE PARKING**
- **8'-10' CEILINGS IN OFFICE**
- **16' CEILING IN WAREHOUSE**
- **ZONING: TN-TCC, COMMERCIAL**
- **1 DRIVE-IN DOOR**
- **SPRINKLER SYSTEM**
- **SPACE INCLUDES:**
 - BREAKROOM**
 - CONFERENCE ROOM**
 - RECEPTION AREA**
 - MENS/WOMENS RESTROOMS**
- **LED LIGHTING**



FOR LEASE - INDUSTRIAL PROPERTY

41 Coldbrook St NW & 1101 Ionia Ave, NW

INDUSTRIAL SPACE AVAILABLE

12,577 SF building in central downtown location. Property is 7,777 SF of office and 4,800 SF warehouse space that is currently being used for 13 indoor parking spaces and additional file storage. The property has been meticulously maintained and updated. There are built in cubicles throughout that can be modified to full private offices if so desired.

CONTACT US

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4380 Brockton Drive Southeast, Suite 1, Grand Rapids, Michigan 49512
Phone: 616.698.5000 | Web: FirstCompanies.com



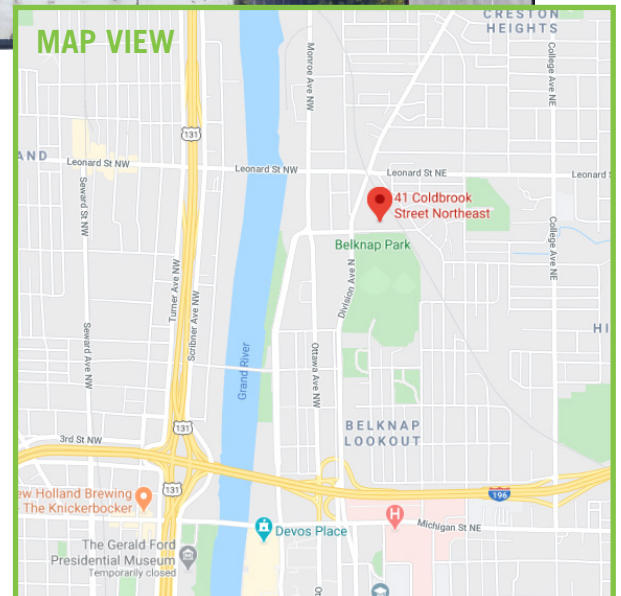
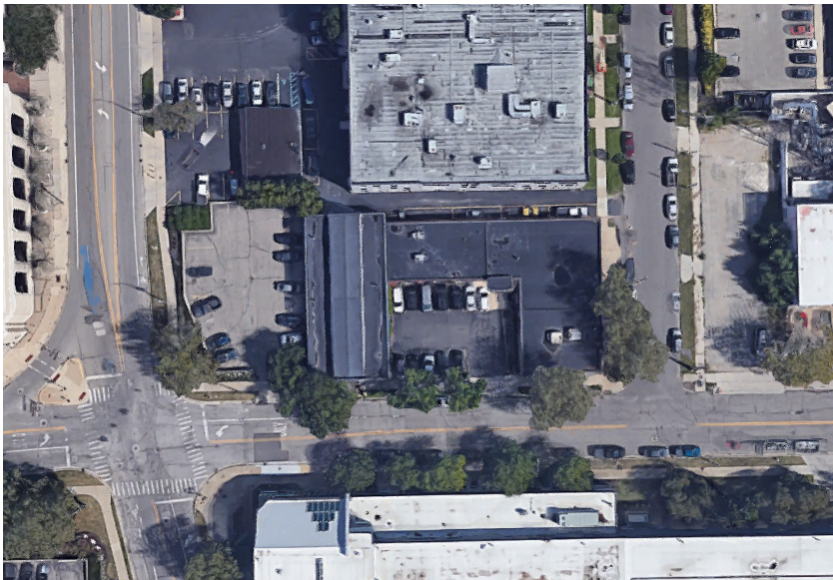
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SATELLITE VIEW



BUILDING OVERVIEW



CONTACT
US

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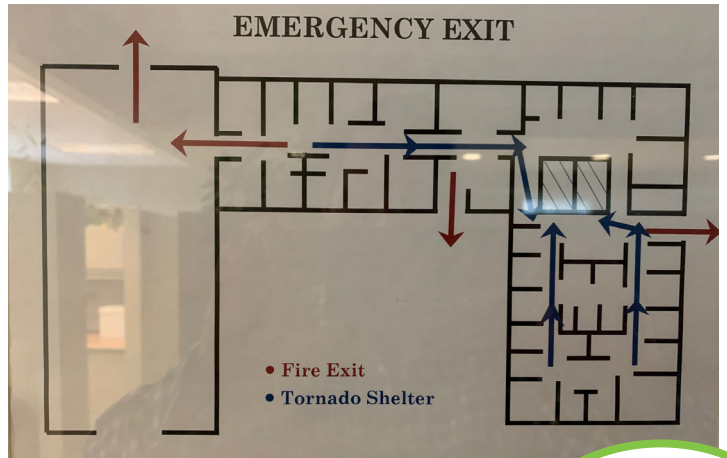


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PHOTOS



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