

7141 Rapids Dr SE Caledonia, MI 49316



Up to

300,375
Square Feet



\$6.75-\$6.95
Lease Rate/SF



NNN
Lease Type

FOR LEASE

Coming soon! 7141 Rapids Drive SE will be a state-of-the-art light industrial facility located next to Amazon and the future Microsoft data center campus, just west of the 68th Street and Patterson Avenue intersection in southeast Grand Rapids. The building will be precast concrete and insulated metal panel construction, offering clear heights up to 34 feet, ESFR fire protection, 32 loading docks, 6 drive-in doors, and ample power for light manufacturing or warehousing uses. Suites of 135,000 – 300,375 square feet are planned with custom built office space for each user.

CONTACT

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LEASE SNAPSHOT



300,375 SF
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NNN
Lease Type

SUITE SNAPSHOT



30'-34'
Clear Height



2,000
Amps



PUD
Zoning

LEASE INFORMATION

Available Suite	Suite 100	Suite 200	Entire Building
Available Area	135,000 SF	165,375 SF	300,375 SF
Dock(s) Door(s)	12 3	20 3	32 6
Ceiling Height Clear Height	30'-34'	30'-34'	30'-34'
Lease Rate/SF	\$6.95	\$6.95	\$6.75
Lease Rate/Month	\$78,187.50	\$95,779.69	\$168,960.94
NNN Expenses/SF Est.	\$2.75	\$2.75	\$2.75
Total Rent/Month	\$109,125.00	\$133,678.13	\$237,796.88
Date Available	2026		
Lease Type	NNN		
Lease Term	60-120 months		
Lessor Pays	Roof and Structural		
Lessee Pays	All expenses including but not limited to: utilities, refuse and snow removal, taxes and insurance, mechanical systems and building/grounds maintenance.		

WAREHOUSE INFORMATION

Warehouse/Manufacturing Area	Build-to-Suit
Ceiling Height	32'-36'
Clear Height	30'-34'
Floor Drains	Yes
Air Lines	Per Tenant
Power (Amps Volts)	2,000 Amps 480v/3-Phase
Heating	Gas Forced
Air Conditioning	No
Shop Office	Yes
Restrooms	Build-to-Suit

OFFICE INFORMATION

Office Area	4,000 SF
Ceiling Height	10'
Private Offices	Per Tenant
Conference Room(s)	Yes
Telcom Room	Yes
Breakroom/Kitchen	Yes
Restrooms	Build-to-Suit

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BUILDING SNAPSHOT


300,375 SF
Total Building


19.78
Acres


2026
Year Built

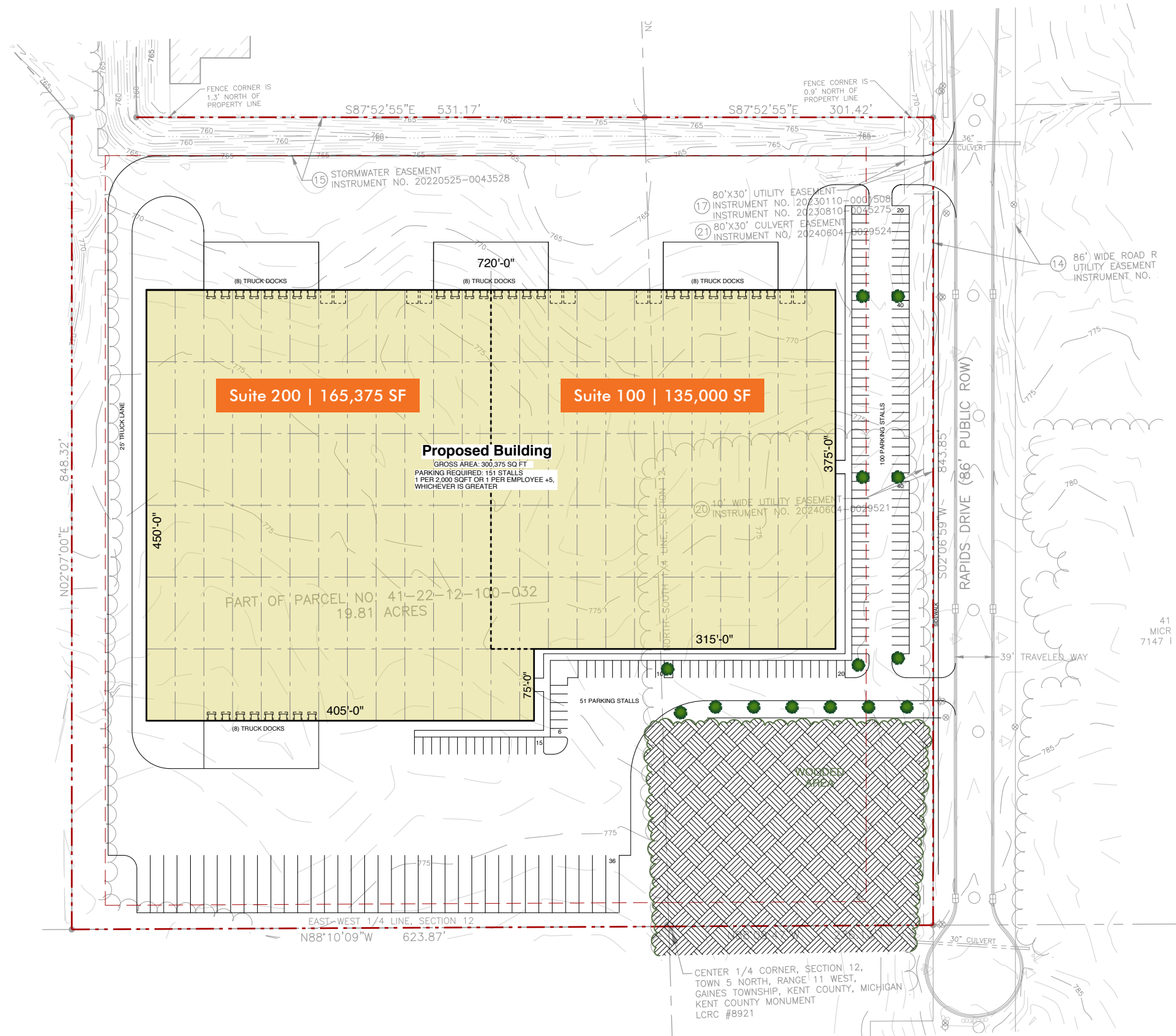
BUILDING SPECIFICATIONS

Total Building	300,375 SF
Acreage	19.78 Acres
Parcel Number	42-22-12-100-34
Year Built	2026
Railroad Siding	No
Construction	IMP/Precast Concrete
Roof	Flat
Column Spacing	75'x30'
Ceiling Height	32'-36'
Clear Height	30'-34'
Fire Suppression	ESFR
Security System	Yes
Heating	Gas Forced

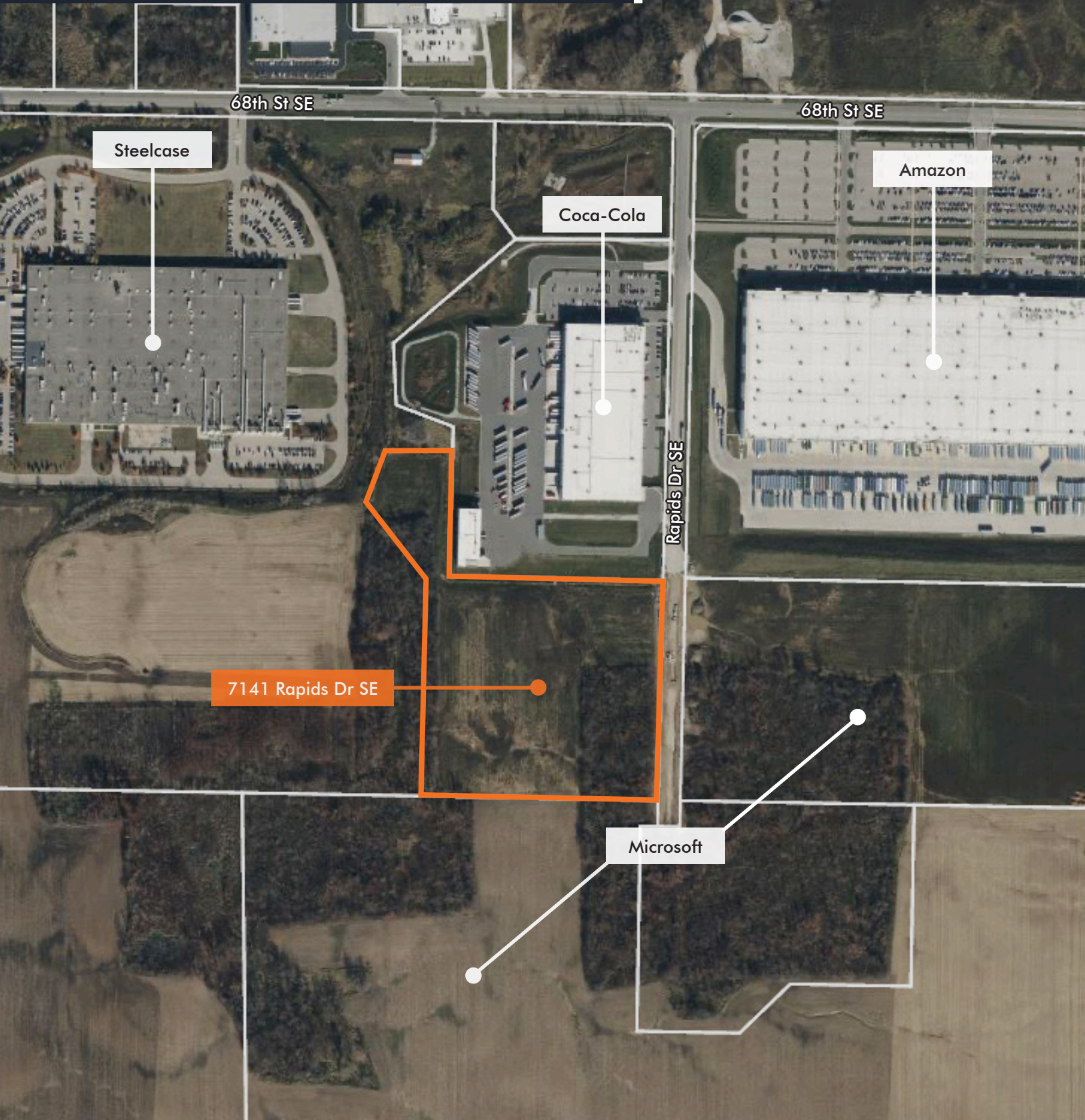
Air Conditioning	Office Only
Lighting	LED
Driveway Surface	Asphalt
Parking Spaces	151
Expandable	No
Outside Storage	No
Zoning	PUD, Planned Unit Development
Taxing Authority	Gaines Charter Township
Gas	DTE Energy
Telephone	Multiple Providers
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Municipal



SITE PLAN



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PROPERTY MAPPING

PROXIMITY TO

Gerald R. Ford International Airport	4 miles
Downtown Grand Rapids	15 miles
Lansing	58 miles
Detroit	151 miles
Chicago	181 miles
Indianapolis	266 miles

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Updated 12/16/2025