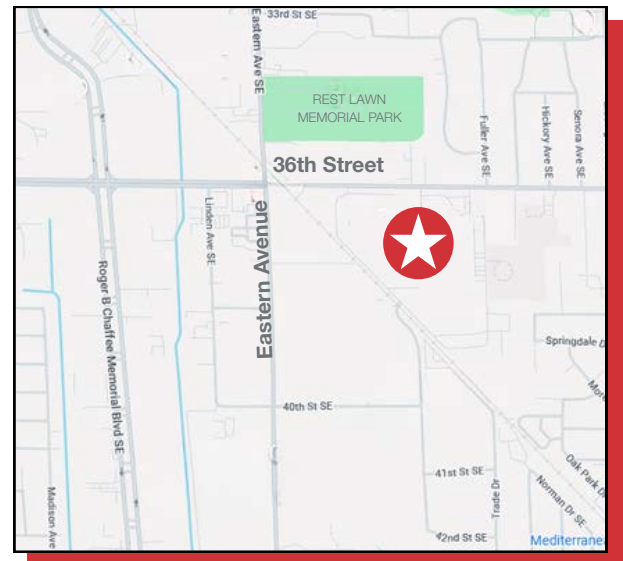


**RARE
LARGE-BLOCK
INDUSTRIAL
AVAILABLE**



1120 36TH ST SE
GRAND RAPIDS, MI 49508

- Up to 479,670 SF available for sublease
- The most cost efficient rate available in the market
- Term flexibility
- Ideal for: assembly, warehousing, storage, distribution, logistics, service operations & more
- Close proximity to US-131



FOR MORE INFORMATION, CONTACT:

STUART J. KINGMA, SIOR
616-581-5000
skingma@naiwwm.com



naiwwm.com | 616.776.0100

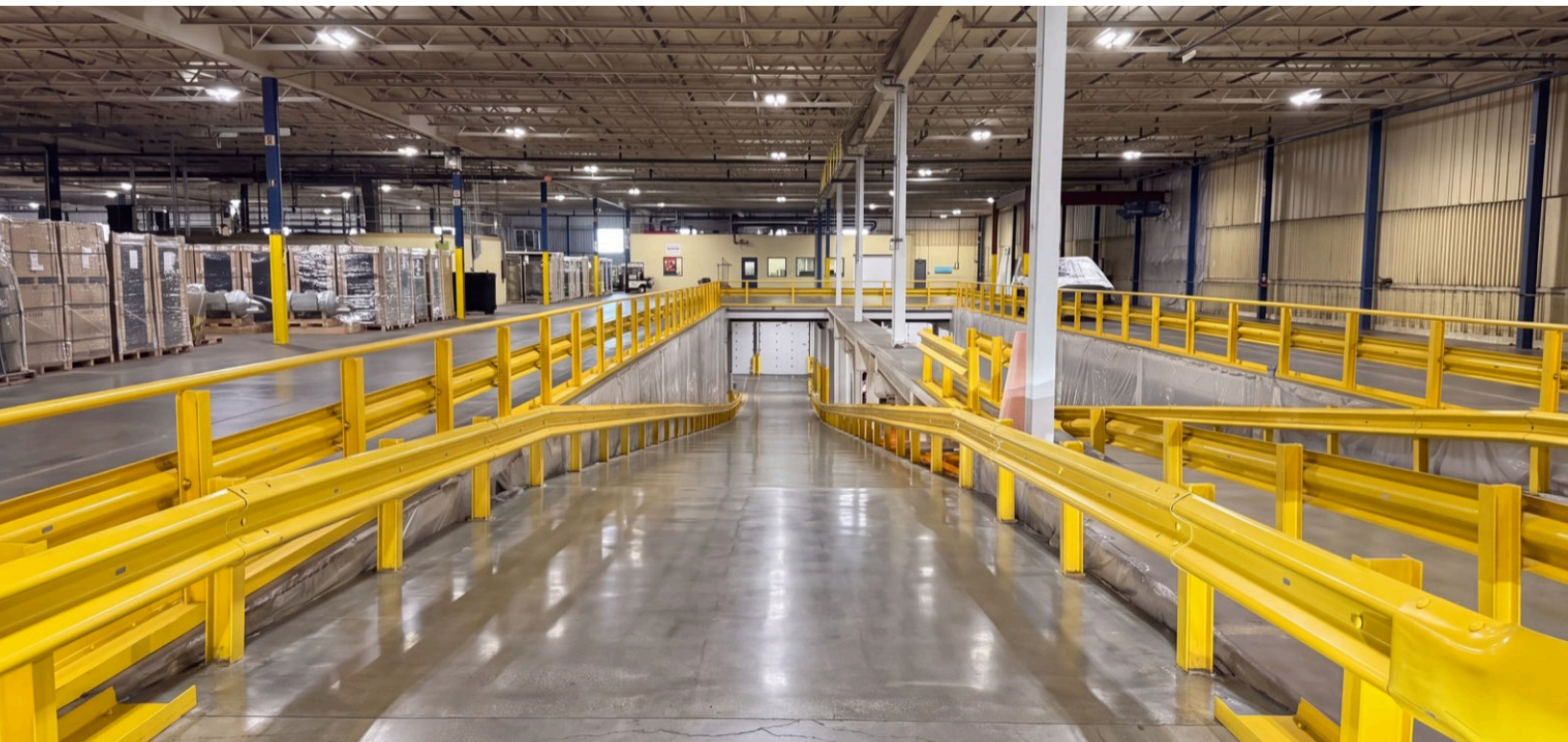
PROPERTY SUMMARY

FOR SUBLEASE MULTI-TENANT INDUSTRIAL FACILITY

1120 36th Street SE is a rare, large-scale industrial | logistics campus offering exceptional warehouse capacity, extensive loading infrastructure, flexible multi-tenant configurations and cost-effective occupancy in an established South Grand Rapids industrial location. Its substantial loading infrastructure and expansive floor area provide flexibility for warehousing, distribution, third-party logistics, storage and selected manufacturing uses. Additionally, 1120 36th St SE has food grade, qualified warehousing available.

1120 36th St SE is ideal for users that need additional inventory or production support space; distributors; companies requiring overflow or seasonal storage; food and product storage users; transportation and logistics companies; and businesses seeking a cost-efficient alternative to newer, higher-priced industrial facilities. Its proximity to US-131 further enhances its appeal for regional distribution and transportation-oriented users.

This facility is one of West Michigan's largest industrial facilities; with existing loading infrastructure, ESFR fire protection, food-grade warehousing capabilities and convenient access to US-131, all at an exceptionally competitive occupancy cost.



 **1120 36TH ST SE**
GRAND RAPIDS, MI 49508

NAI Wisinski of
West Michigan

PROPERTY OVERVIEW

FOR SUBLEASE MULTI-TENANT INDUSTRIAL FACILITY

PROPERTY - BUILDING INFORMATION

Total Building Size:	1,425,595 SF
Year Built / Renovated:	1965 / various
Acreage:	63.86 acres
Construction:	Conventional steel and concrete
Roof:	Flat
Floors:	2
Eve Height / Clear Height:	20' / 18'
Docks:	28
Doors:	15
HVAC:	Yes
Lighting:	LED
Sprinklered:	Yes; ESFR
Signage:	Monument, building and directional signage
Parking:	Ample surface parking spaces
Rail Siding:	Yes
Room to expand:	Yes
Zoning:	Industrial
It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.	

UTILITY PROVIDERS

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

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



 **1120 36TH ST SE**
GRAND RAPIDS, MI 49508

NAI Wisinski of
West Michigan

SUBLEASE OVERVIEW

FOR SUBLEASE MULTI-TENANT INDUSTRIAL FACILITY

LEASE INFORMATION

Lease Type:	NNN, will be adjusted upwards by \$2.50 psf and will then include all operating expenses INCLUDING normal warehouse utility usage for gas and electric. Leases will be set up on a gross lease basis , with no additional expense to the tenant.
Term:	12 - 60 months
Landlord Provides:	Structural & Roof Replacement
Tenant Provides:	Taxes, assessments, roof repairs, mechanical systems repairs/replacement, water/sewer, electric, gas, phone/internet, janitorial, trash, snow/ lawn care, driveway, sidewalks & parking lot repairs and maintenance, insurance, nonstructural repairs and maintenance. See <i>Lease Type</i> above.
Renewal Option:	Negotiable
Date Available:	Upon Lease execution

AVAILABLE SPACE FOR LEASE

SUITE	AREA SF	SHARED DOCKS / DOORS	PER SQUARE FOOT			NNN RENT PER MONTH	CAM PER MONTH @ \$2.50 PSF	GROSS MONTHLY RENT (NNN + CAM)
			NNN RENT RATE PSF/Y	CAM RATE PSF/Y	GROSS RATE PSF/Y			
1st FL, A + office	80,800 SF	7 / 1	\$5.95	\$1.85	\$7.80 + Utilities	\$40,063.33	\$12,456.67	NNN Lease + CAM + Utilities

1st & 2nd FL	398,870 SF	3 / 7	\$3.25	\$2.50	\$5.75	\$108,027.29	\$83,097.92	\$191,125.21
1st & 2 nd A	334,270 SF	3 / 7	\$3.25	\$2.50	\$5.75	\$90,531.46	\$69,639.58	\$160,171.04
2nd, partial A	250,000 SF	3 / 7	\$3.25	\$2.50	\$5.75	\$67,708.33	\$52,083.33	\$119,791.67
2nd, partial A	200,000 SF	3 / 7	\$3.25	\$2.50	\$5.75	\$54,166.67\$	\$41,666.67	\$95,833.33
2nd, partial A	150,000 SF	3 / 7	\$3.25	\$2.50	\$5.75	\$40,625.00	\$31,250.00	\$71,875.00
2nd, partial A	100,000 SF	3 / 7	\$3.25	\$2.50	\$5.75	\$27,083.33	\$20,833.33	\$47,916.67
2nd, partial A	75,000 SF	3 / 7	\$3.25	\$2.50	\$5.75	\$20,312.50	\$15,625.00	\$35,937.50
1st, 2nd & Tall Boy	479,670 SF	10 / 8	\$3.50	\$2.50	\$6.00	\$139,903.75	\$99,931.25	\$239,835.00

 **1120 36TH ST SE**
GRAND RAPIDS, MI 49508

NAI Wisinski of
West Michigan

PROPERTY PHOTOS

FOR SUBLEASE
MULTI-TENANT INDUSTRIAL FACILITY



 **1120 36TH ST SE**
GRAND RAPIDS, MI 49508

NAI Wisinski of
West Michigan

PROPERTY PHOTOS

FOR SUBLEASE
MULTI-TENANT INDUSTRIAL FACILITY

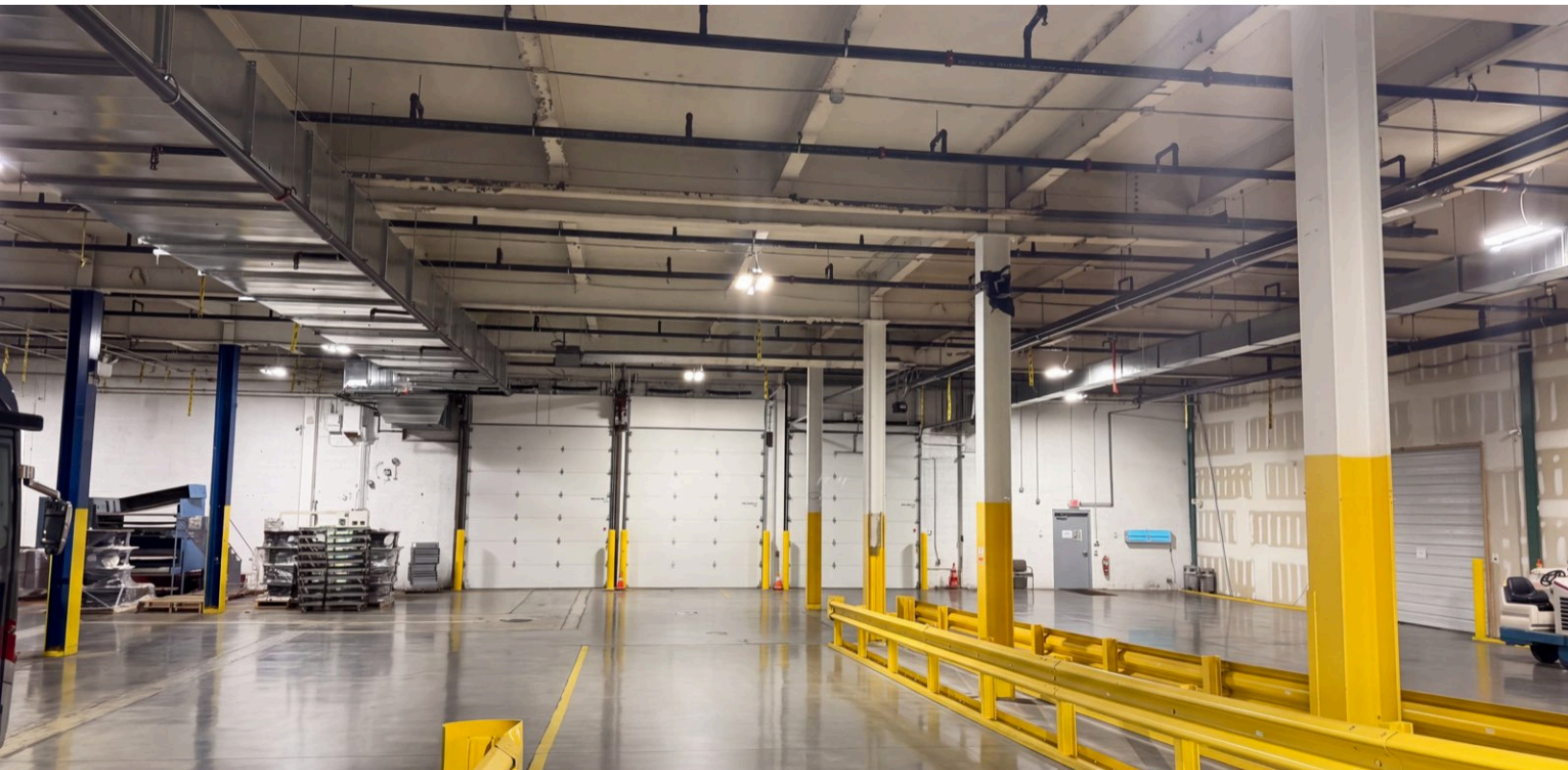


 **1120 36TH ST SE**
GRAND RAPIDS, MI 49508

NAI Wisinski of
West Michigan

PROPERTY PHOTOS

FOR SUBLEASE
MULTI-TENANT INDUSTRIAL FACILITY

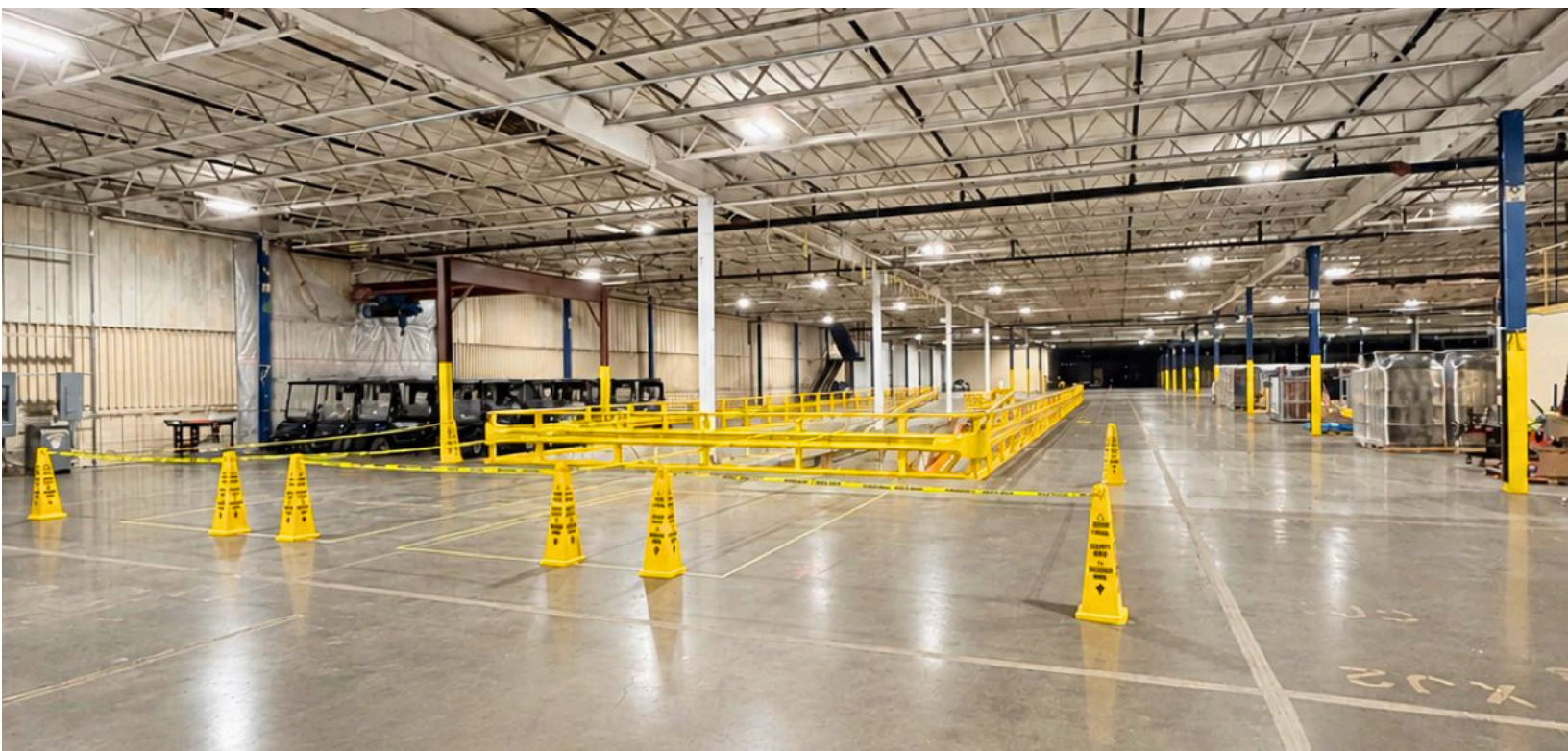
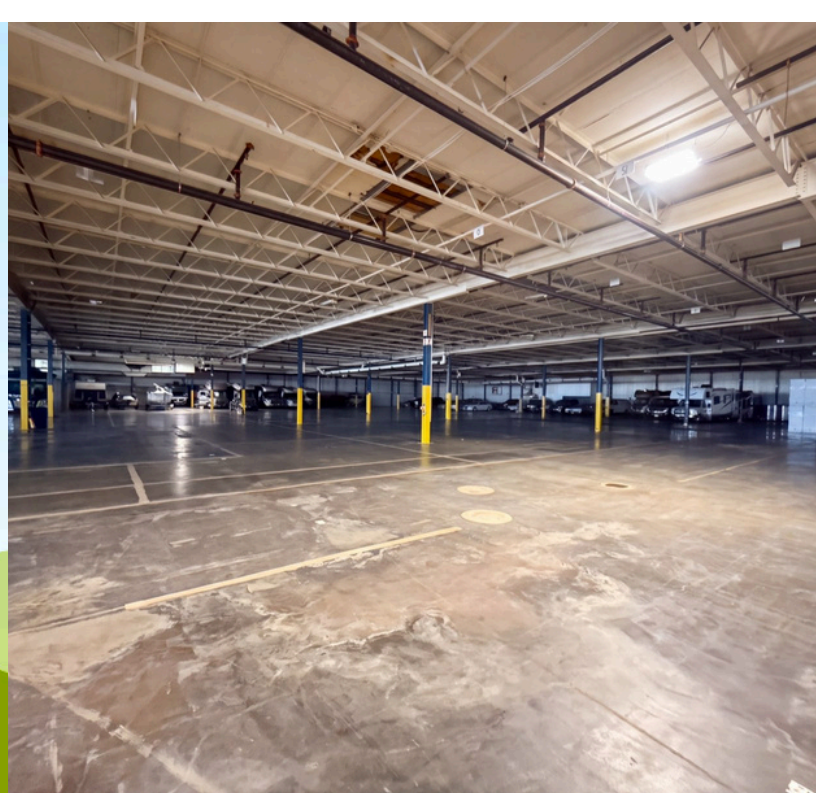


 **1120 36TH ST SE**
GRAND RAPIDS, MI 49508

NAI Wisinski of
West Michigan

PROPERTY PHOTOS

FOR SUBLEASE
MULTI-TENANT INDUSTRIAL FACILITY

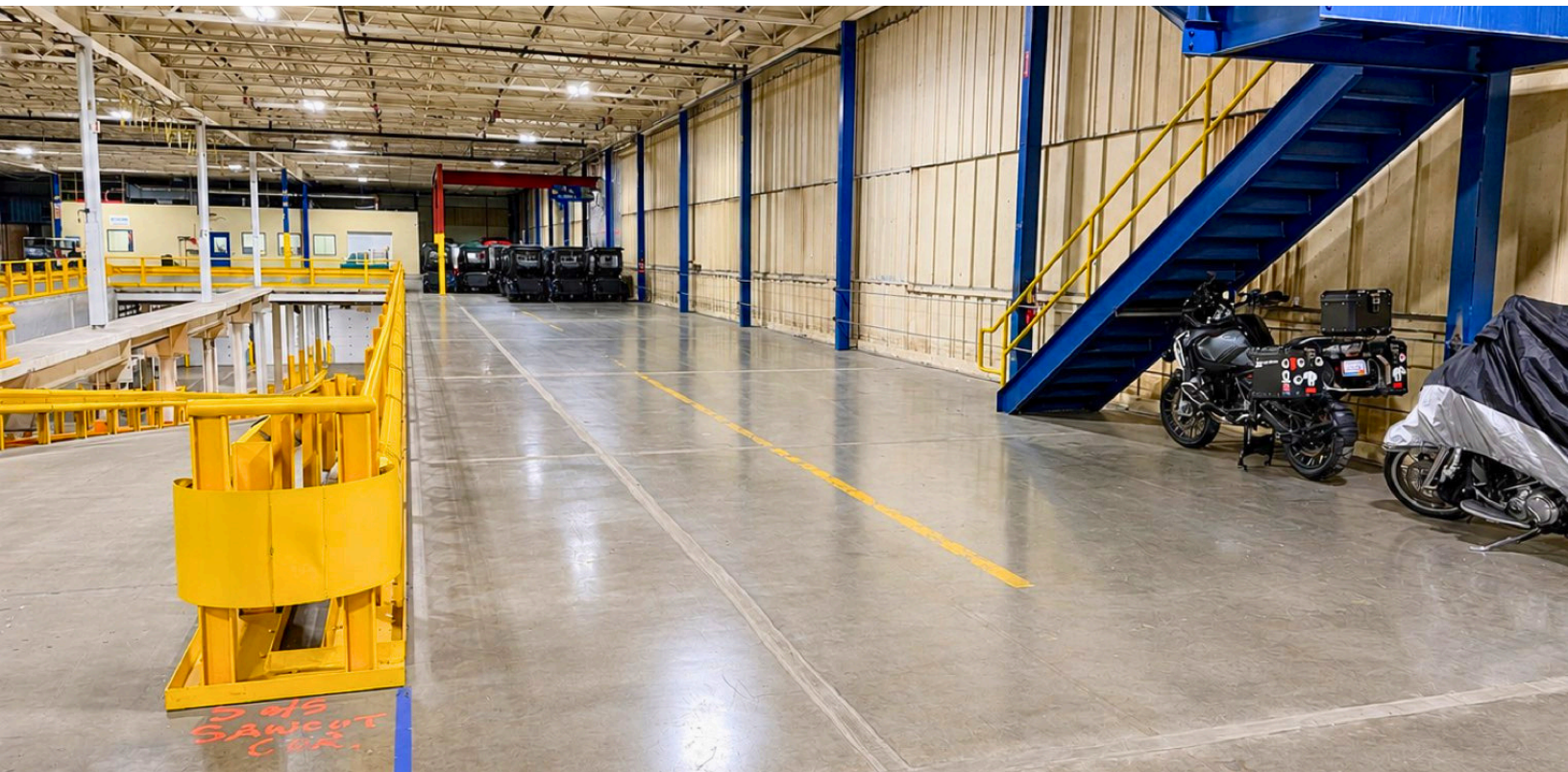
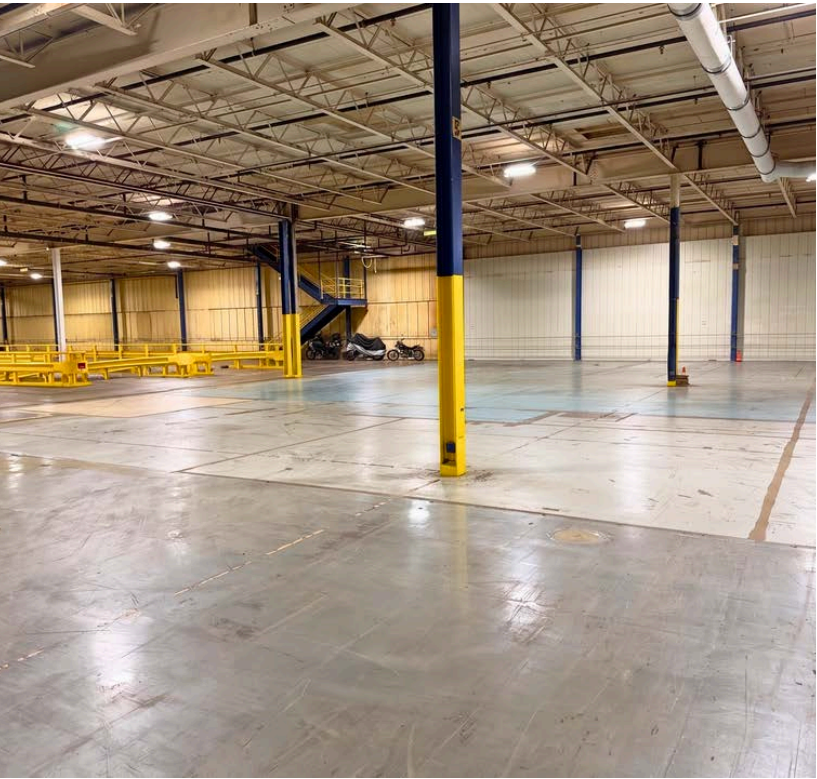


 **1120 36TH ST SE**
GRAND RAPIDS, MI 49508

NAI Wisinski of
West Michigan

PROPERTY PHOTOS

FOR SUBLEASE
MULTI-TENANT INDUSTRIAL FACILITY



 **1120 36TH ST SE**
GRAND RAPIDS, MI 49508

NAI Wisinski of
West Michigan

PROPERTY PHOTOS

FOR SUBLEASE
MULTI-TENANT INDUSTRIAL FACILITY

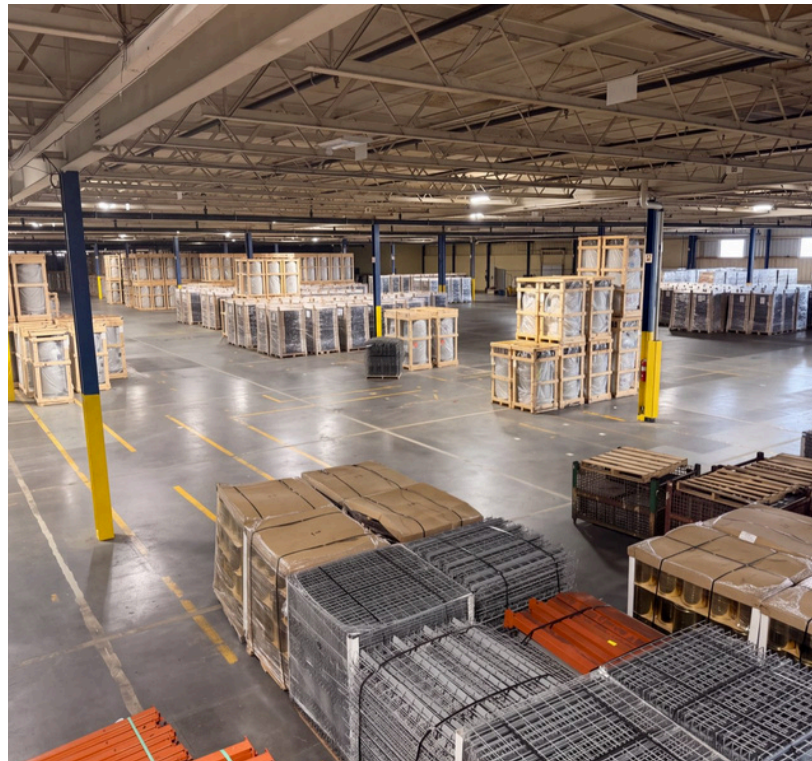
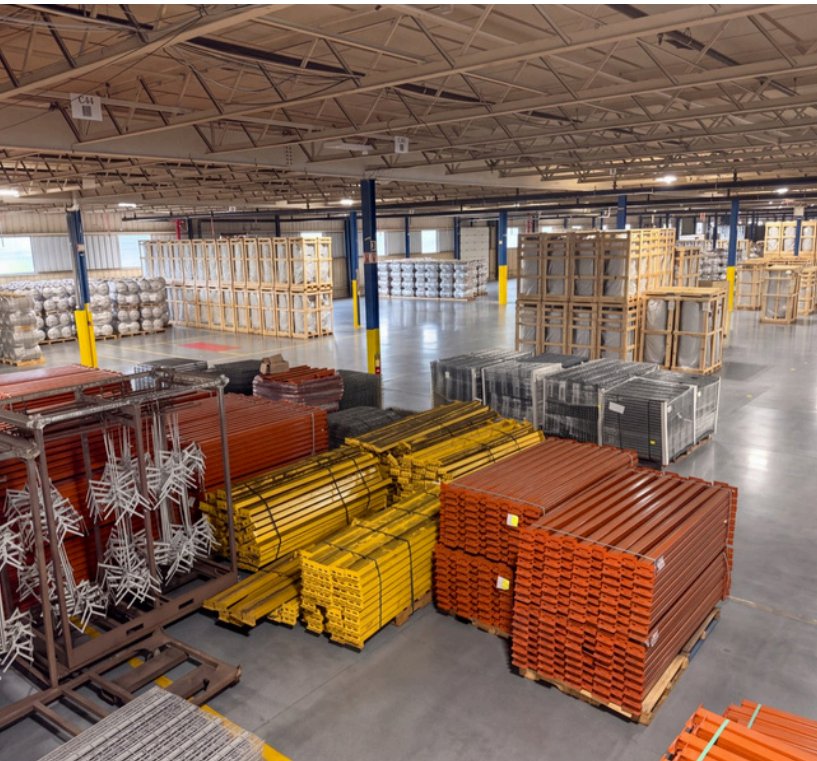


 **1120 36TH ST SE**
GRAND RAPIDS, MI 49508

NAI Wisinski of
West Michigan

PROPERTY PHOTOS

FOR SUBLEASE
MULTI-TENANT INDUSTRIAL FACILITY



 **1120 36TH ST SE**
GRAND RAPIDS, MI 49508

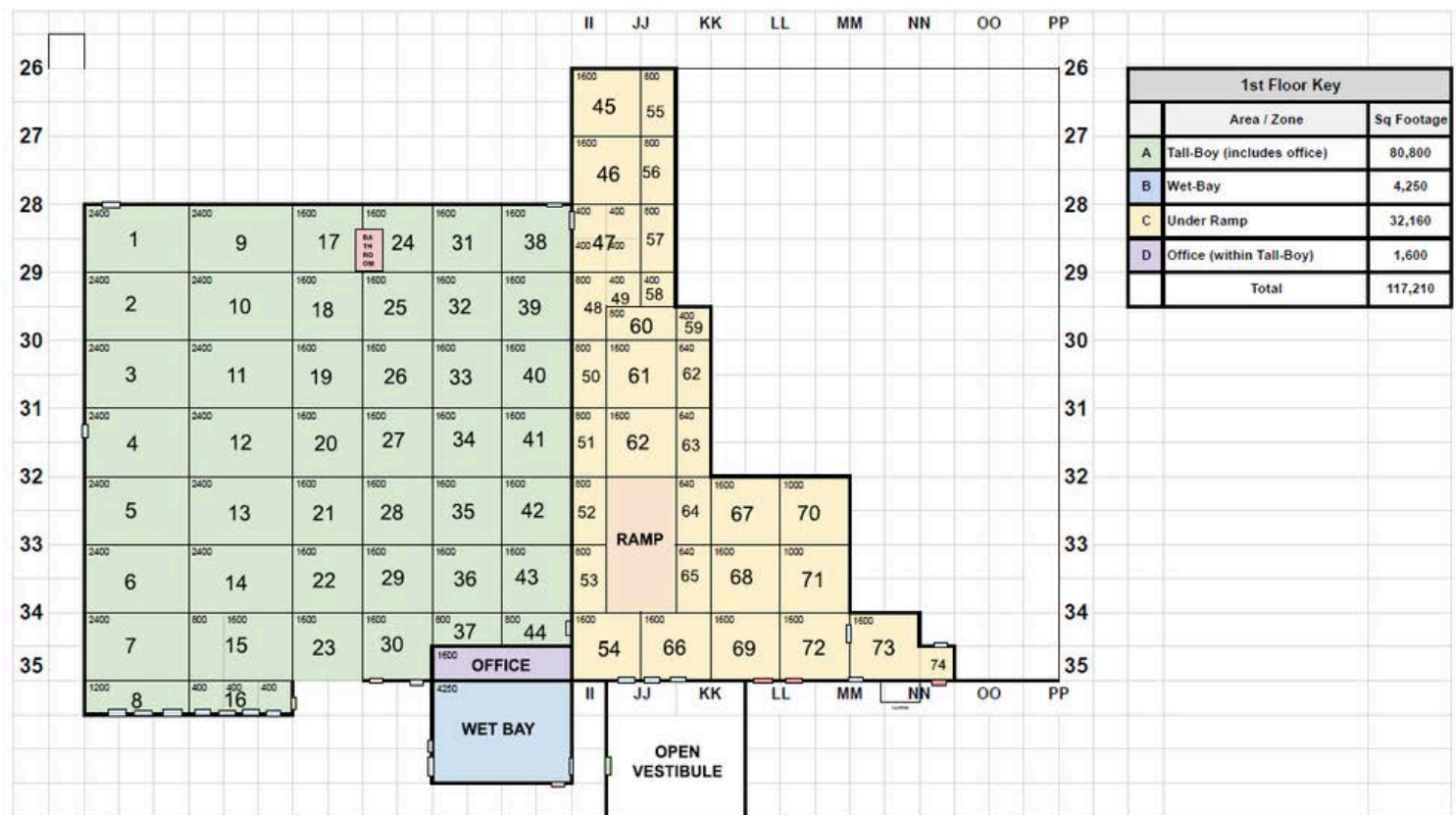
NAI Wisinski of
West Michigan

FLOOR PLAN

1ST FLOOR

FOR SUBLEASE

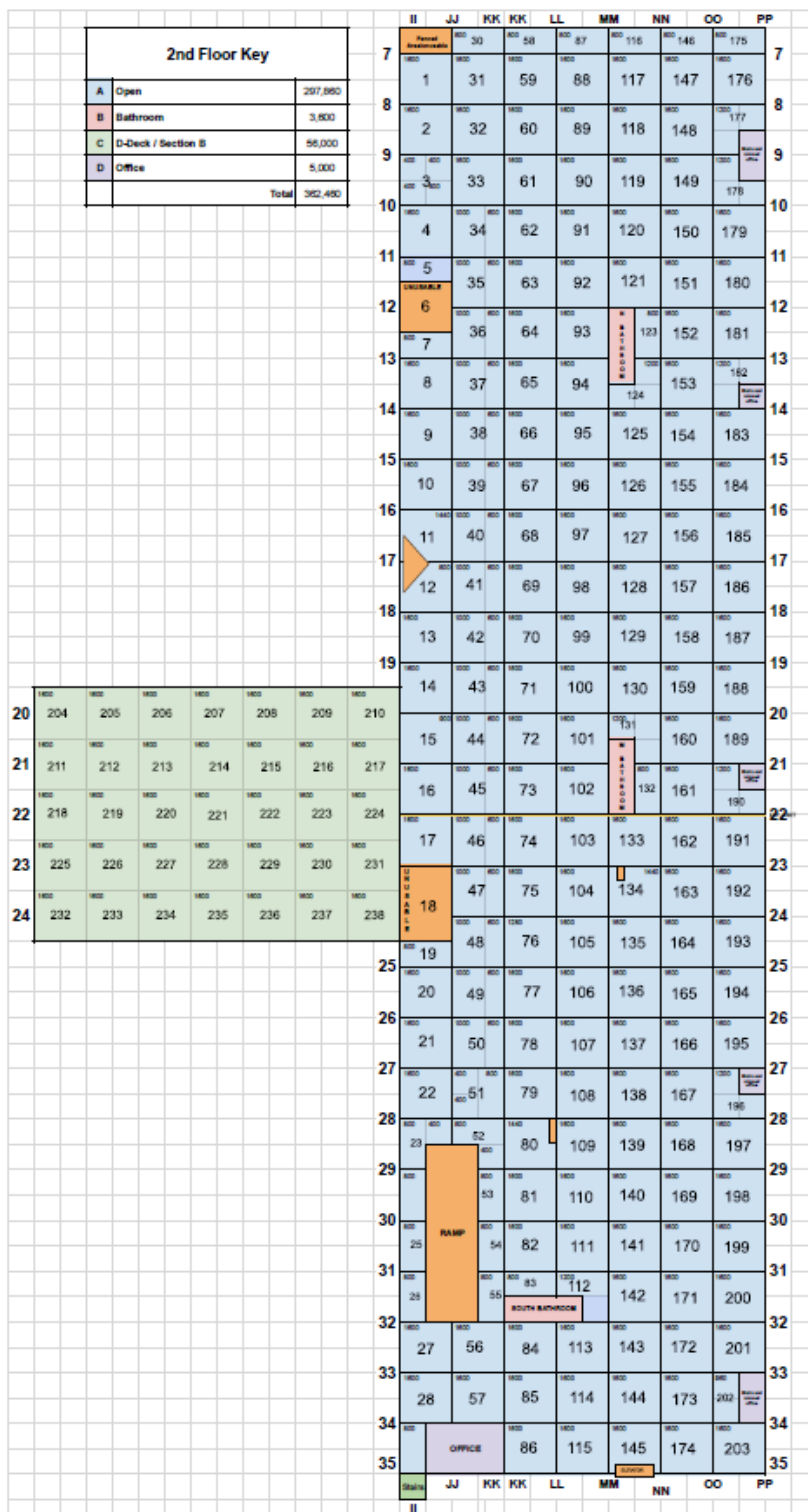
MULTI-TENANT INDUSTRIAL FACILITY



FLOOR PLAN

2ND FLOOR

FOR SUBLEASE
MULTI-TENANT INDUSTRIAL FACILITY

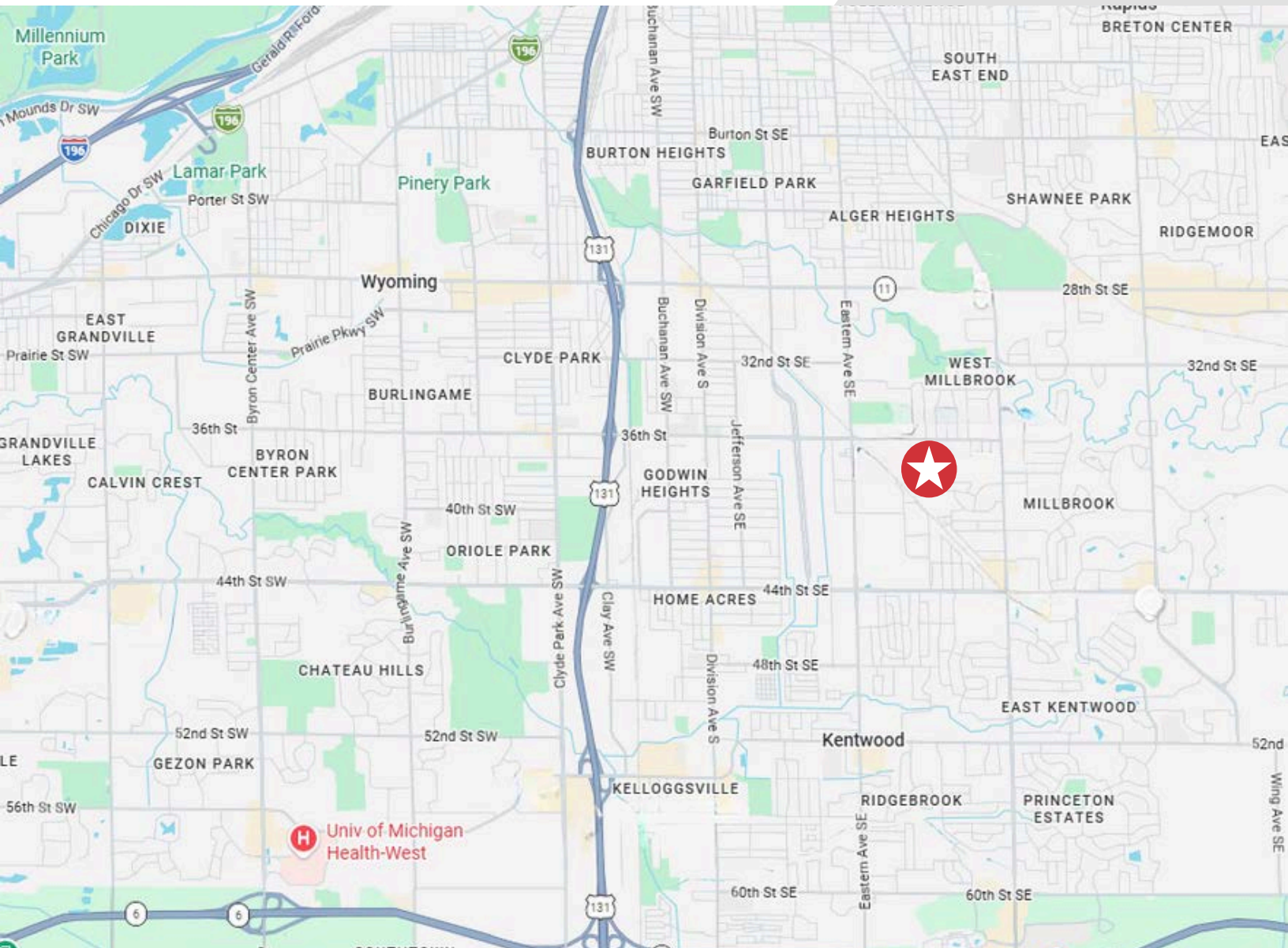


1120 36TH ST SE
GRAND RAPIDS, MI 49508

NAI Wisinski of
West Michigan

LOCATION MAP

FOR SUBLEASE
MULTI-TENANT INDUSTRIAL FACILITY



PROXIMITY

US 131	1.86 miles
M-6:	4.31 miles
I 96	6.49 miles
I - 196	7.39 miles
Gerald R. Ford International Airport	6.64 miles

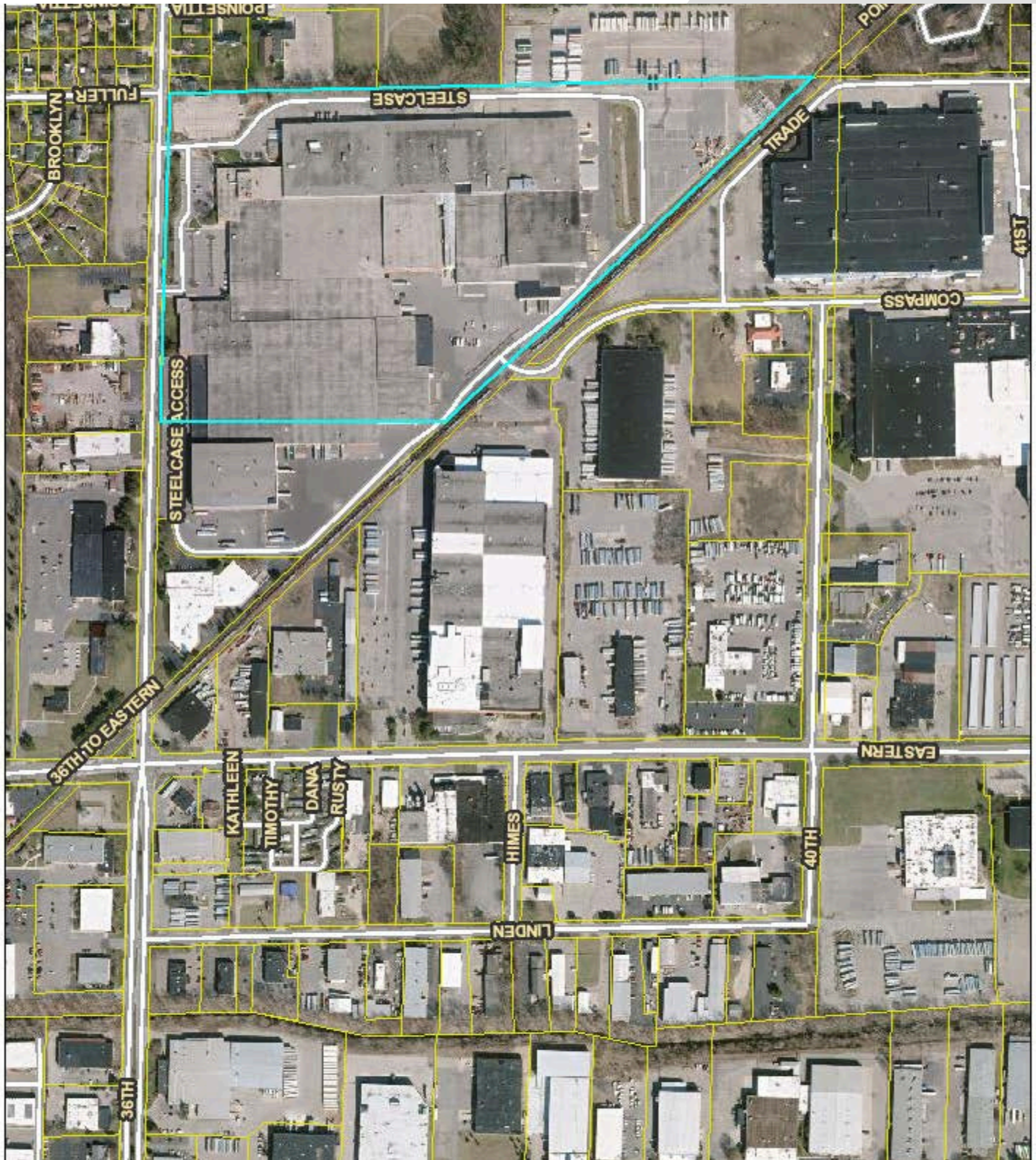
 **1120 36TH ST SE**
GRAND RAPIDS, MI 49508

NAI Wisinski of
West Michigan

PARCEL MAP

FOR SUBLEASE
MULTI-TENANT INDUSTRIAL FACILITY

1120 36th Street SE - PP 3 41-18-20-126-001



1120 36TH ST SE
GRAND RAPIDS, MI 49508

NAI Wisinski of
West Michigan

LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

**BEST OF THE
MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

**US CITIES WITH THE
BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

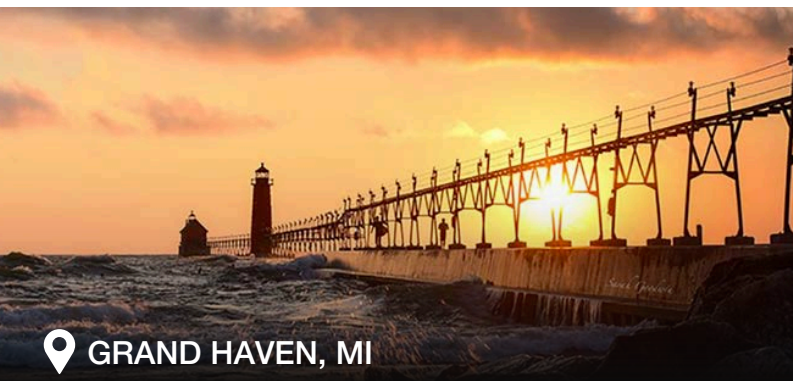
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon

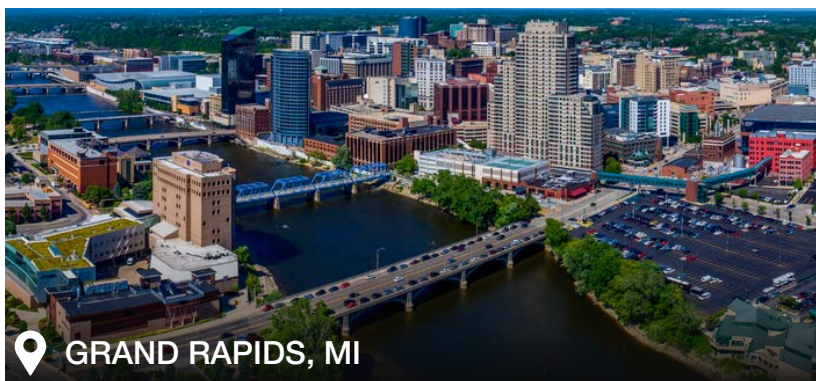


**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



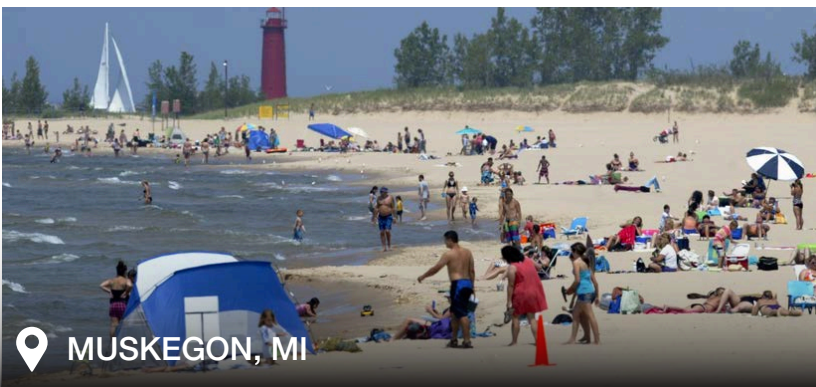
 **GRAND HAVEN, MI**



 **GRAND RAPIDS, MI**



 **HOLLAND, MI**



 **MUSKEGON, MI**



naiwwm.com | 616.776.0100

NAI Wisinski of
West Michigan