

1301 Century Ave SW Grand Rapids, MI 49503



20,358
Square Feet



\$9.25
Lease Rate/SF



NNN
Lease Type

FOR LEASE

The property located at 1301 Century Avenue SW is a total of 20,358 SF, composed of 15,800 SF of industrial area, 2,158 SF of main floor office space, and 2,400 SF of mezzanine/office area. The building offers 3 docks, and 1 drive-in door, 26' ceiling heights, 25' clear heights, 20'x50' column spacing, and fire suppression. Additional features include ample parking, outside storage, freeway visibility and access, and a fenced-in yard space. With unparalleled visibility and accessibility to US-131, the site is one of Grand Rapids' most visible IOS opportunities and is conveniently located near downtown.

CONTACT

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LEASE SNAPSHOT



20,358 SF
For Lease



\$9.25/SF
Lease Rate



NNN
Lease Type



25'
Clear Height



2.61
Acres



IT
Zoning

SUITE SNAPSHOT

LEASE INFORMATION

Available Suite	Entire Building
Available Area	20,358 SF
Dock(s) Door(s)	3 1
Ceiling Height Clear Height	26' 25'
Lease Rate/SF	\$9.25
Lease Rate/Month	\$15,692.63
NNN Expenses/SF	Est. \$2.75
Total Rent/Month	\$20,358.00
Date Available	Approx. 6/1/2027
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, property management, mechanical systems and building/grounds maintenance.

WAREHOUSE INFORMATION

Warehouse/Manufacturing Area	15,800 SF
Ceiling Height	26'
Clear Height	25'
Power	208v/3-Phase
Heating	Hanging Forced Air Units
Shop Office	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

OFFICE INFORMATION

Total Office Area	4,558 SF
Main Office Area	2,158 SF
Mezzanine Office Area	2,400 SF
Ceiling Height	9'
Private Offices	Yes
Conference Room(s)	Yes
Telcom Room	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

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BUILDING SNAPSHOT



20,358 SF
Total Building



2.61
Acres



1979
Year Built

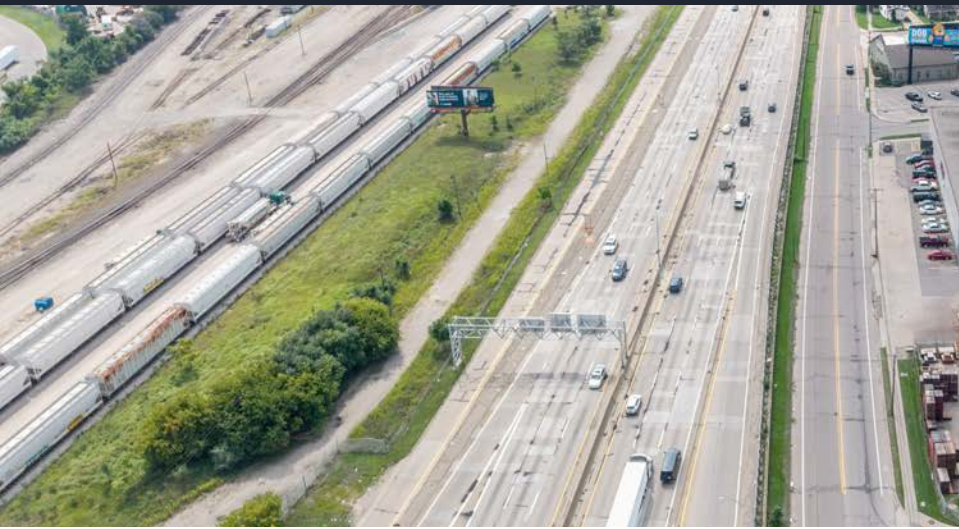
BUILDING SPECIFICATIONS

Total Building	20,358 SF
Acreage	2.61 Acres
Parcel Number	41-17-01-128-054
Year Built	1979
Elevator(s)	No
Railroad Siding	No
Construction	Block and Steel
Roof	Flat
Column Spacing	20'x50'
Ceiling Height	26'
Clear Height	25'
Fire Suppression	Yes
Heating	Hanging Forced Air Units

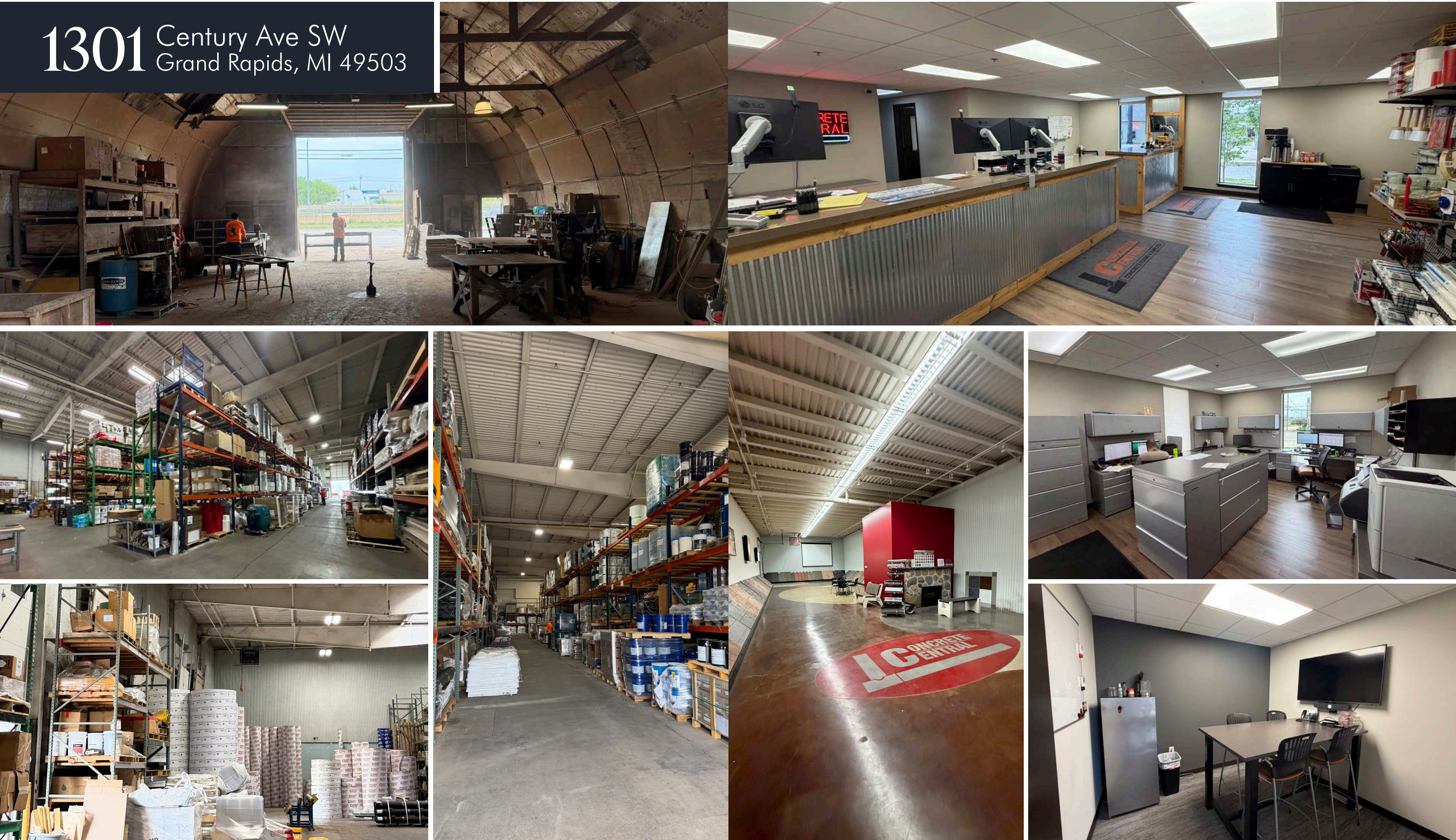
Lighting	LED
Driveway Surface	Asphalt
Parking Spaces	Ample
Expandable	Yes
Outside Storage	Yes
Zoning	Industrial Transport
Taxing Authority	City of Grand Rapids
Gas	DTE Energy
Telephone	Multiple Providers
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Municipal



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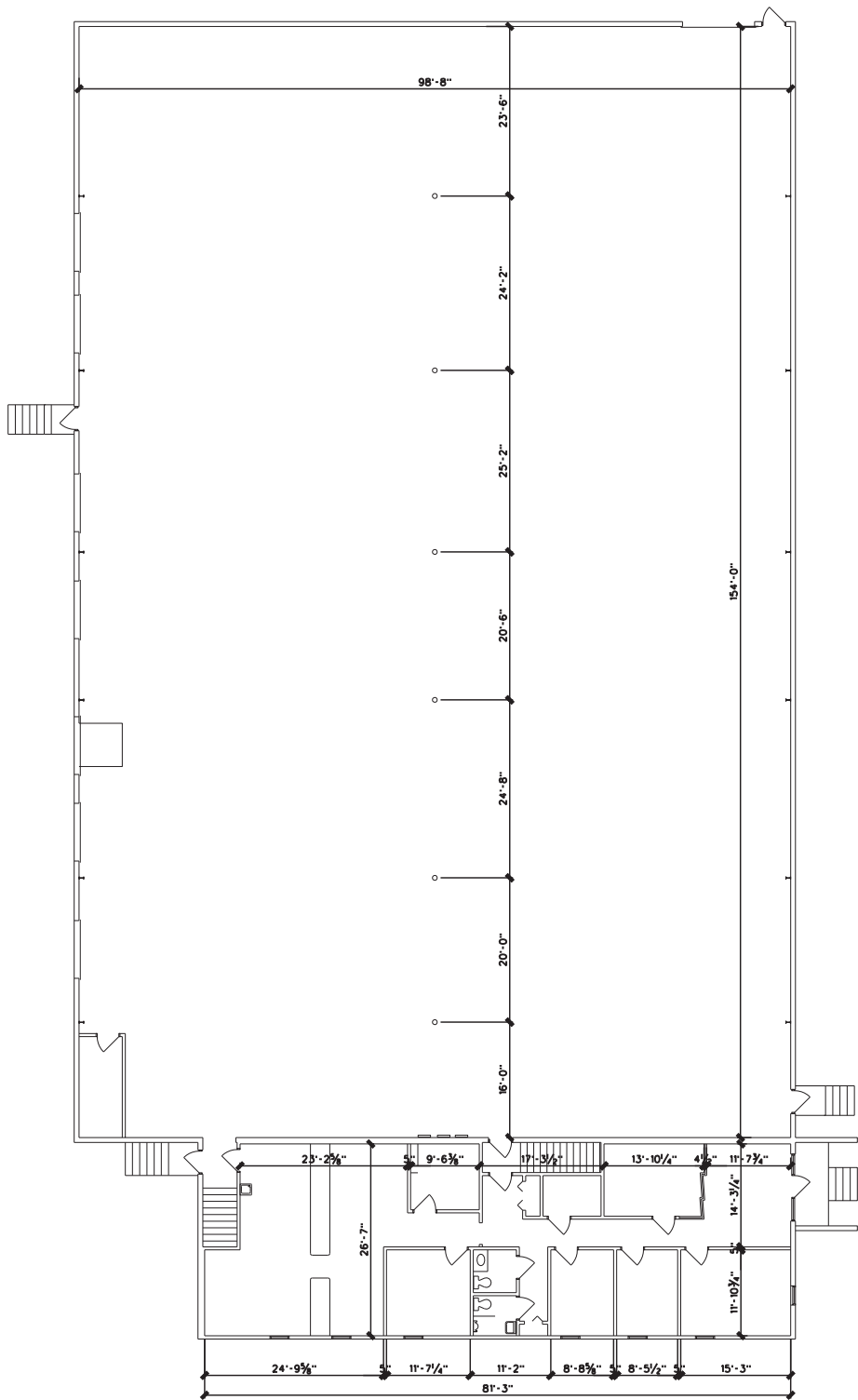
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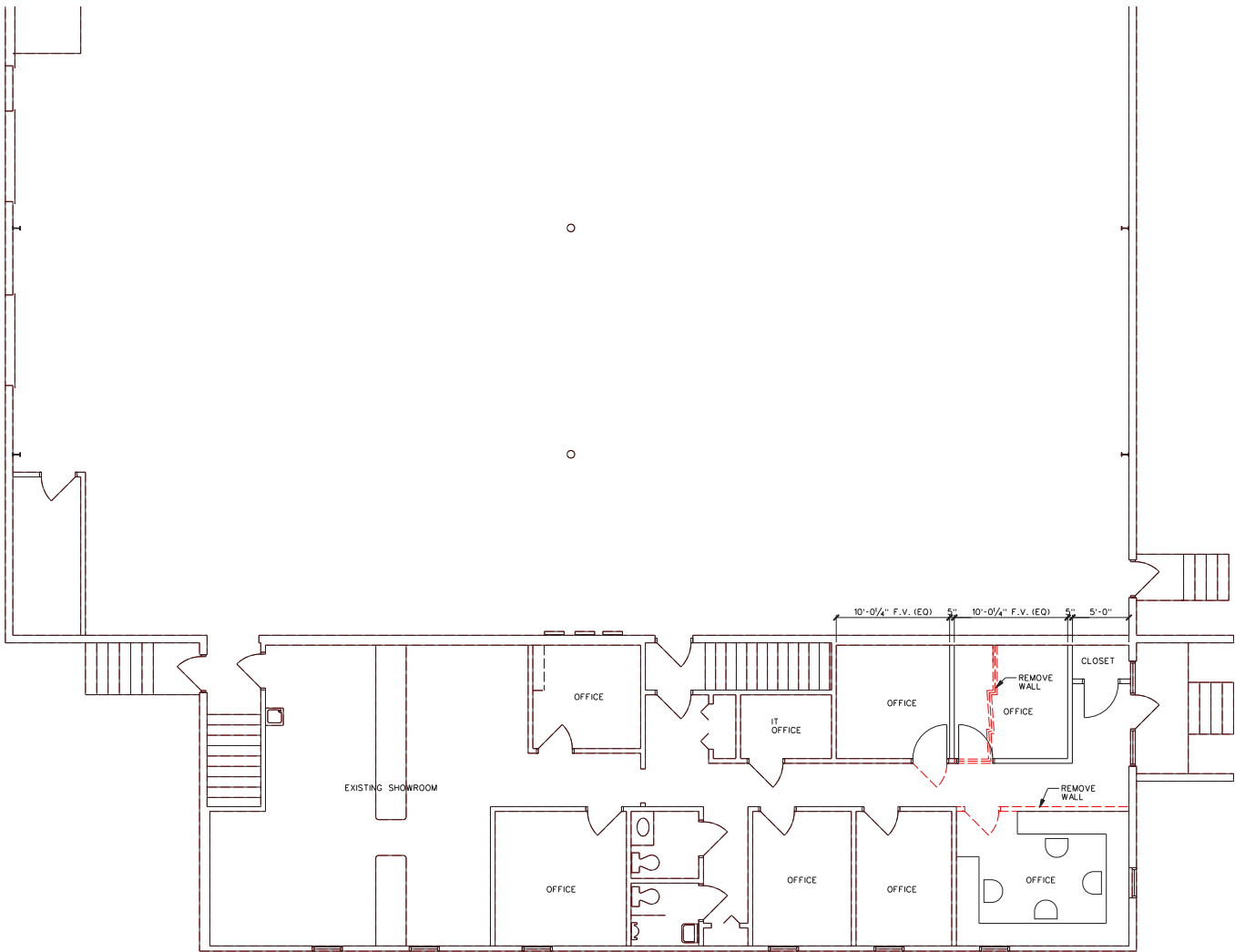
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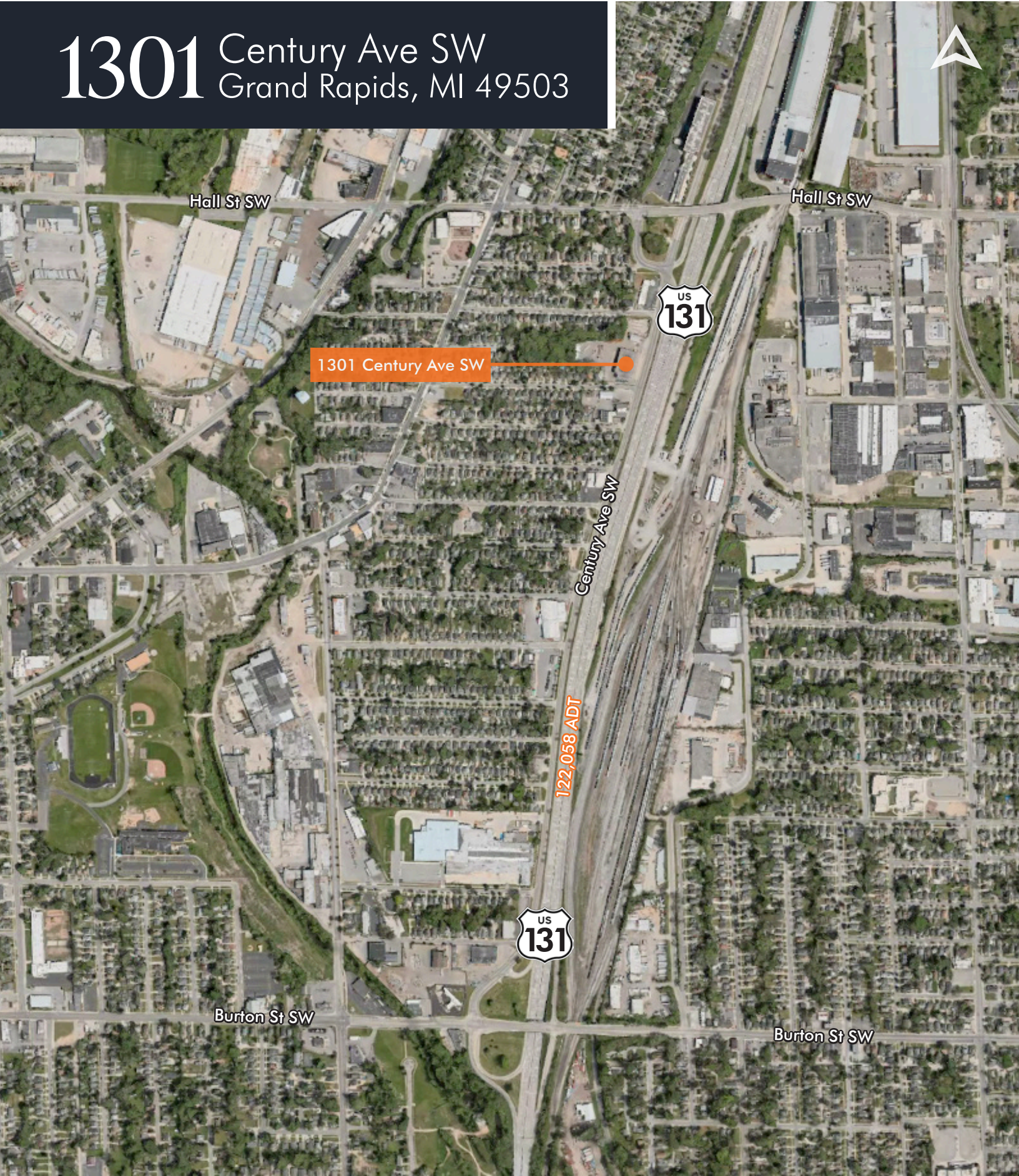
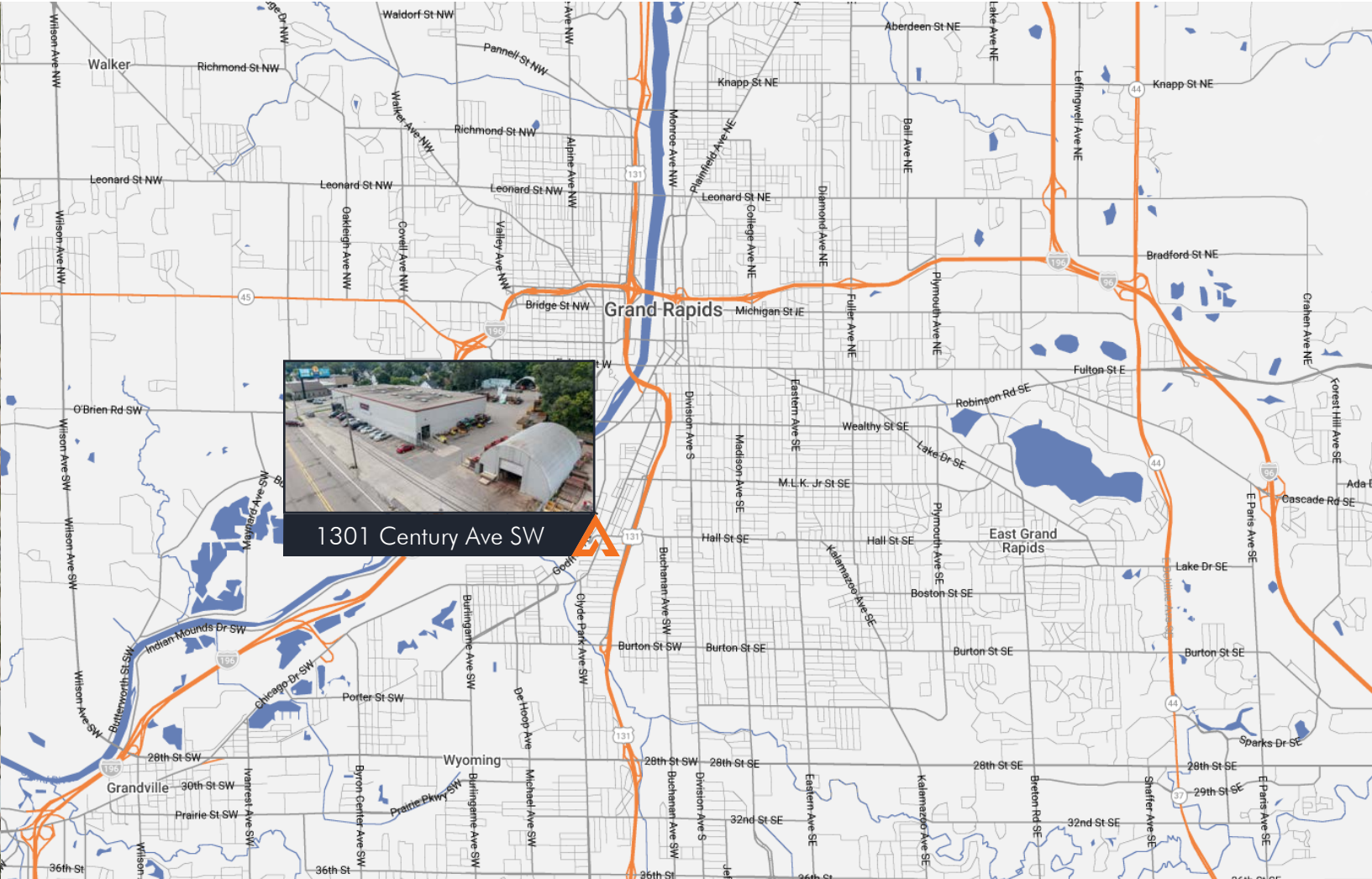
FLOOR PLAN



OFFICE FLOOR PLAN



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PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	2 miles
Gerald R. Ford International Airport	11 miles
Lansing	67 miles
Detroit	160 miles
Chicago	176 miles
Indianapolis	260 miles



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