



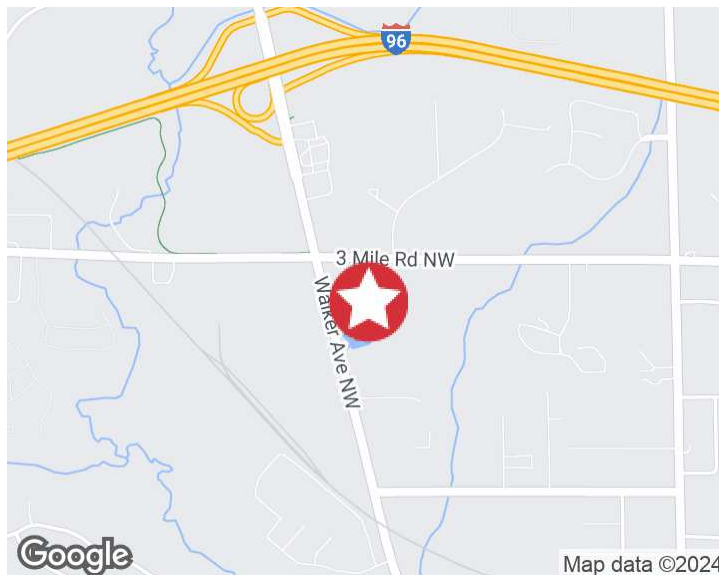
2689 Walkent NW Walker, Michigan 49544

Property Highlights

- 19,578 SF
- 17,478 Sf of Warehouse
- 2,100 SF of Office
- 3 docks, 2 drive-in doors

Property Overview

Beautiful Industrial suite for lease in Walker Michigan. Prior use was medical manufacturing. Located immediately off I-96. Fully air-conditioned office and warehouse.



For More Information

Chris Prins, SIOR

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Property Overview

2689 Walkent NW
Walker, Michigan 49544



Property Information

Location:	Just west of Walker Ave and south of 3 Mile
Total Building Size:	56,750 SF
Year Built:	2003
Acreage:	5.35 Acres
Signage:	Building
Parking:	Surface
Municipality:	City of Walker
PPN:	41-13-10-126-009
SEV (2024):	\$1,704,700
Tax Value (2024):	\$1,446,265
Winter Tax (2023):	\$4,265.43
Summer Tax (2023):	\$59,399.57
Total Tax (2023):	\$63,665.00
Zoning:	IPUD

Utilities

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

Lease Overview

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Lease Information

Lease Type:	NNN
Terms:	60-120 months
Tenant Provides:	Taxes, Insurance, Water, Sewer, Electric, Air Conditioning, Gas/Heat, Snow Removal, Janitorial, Refuse removal, Phone/Internet
Landlord Provides:	Roof and Structural
Renewal Option:	Yes
Possession:	January 1, 2025

Availability

SUITE	RENTABLE SF	WAREHOUSE AREA	OFFICE AREA	DOCK/ DOORS	RATE / SF / YR	MONTHLY RENT	CAM CHARGE MONTHLY (\$2.29 PSF)	TOTAL MONTHLY RENT
C	19,578 SF	17,478 SF	2,100 SF	3 / 2	\$5.95	\$9,707.43	\$3,736.14	\$13,443.57



Suite Overview

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Mfg/Warehouse Information

Mfg/Whse SF:	17,478 SF
Floors:	1
Air Conditioning:	Yes
HVAC:	Gas / Forced air
Ceiling Height:	23"
Sprinklered:	No
Lighting:	LED
Electric Service:	3 Phase, 440 volts
Grade Level Doors:	6
Loading Docks:	8
Rail Siding:	No
Floor Drains:	Yes
Compressed Air:	No
Cranes:	No
Shop Office:	Yes
Shop Lunch Room:	No
Shop Restroom:	Yes

Office Information

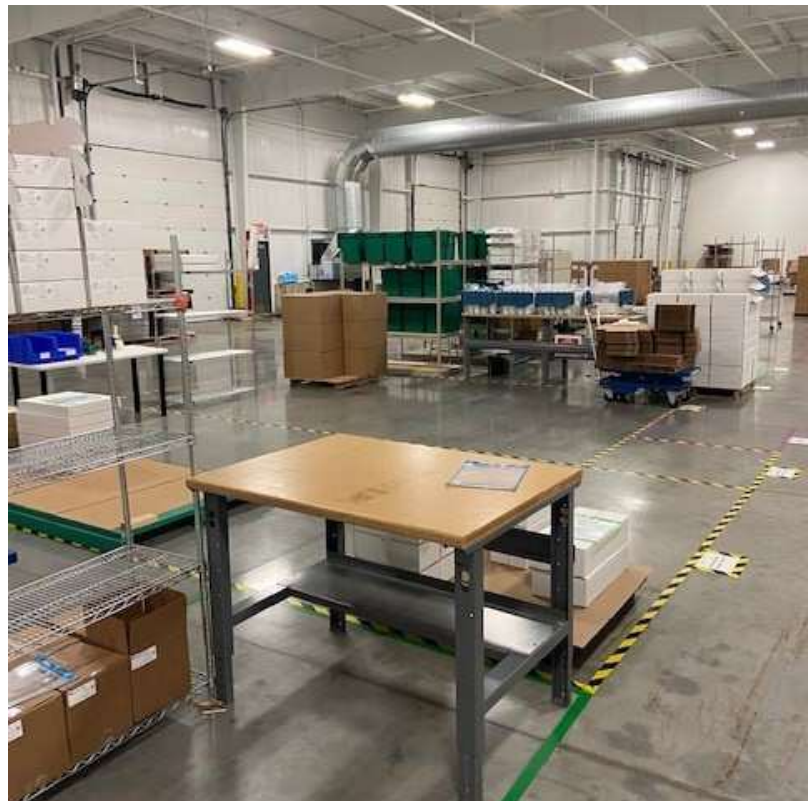
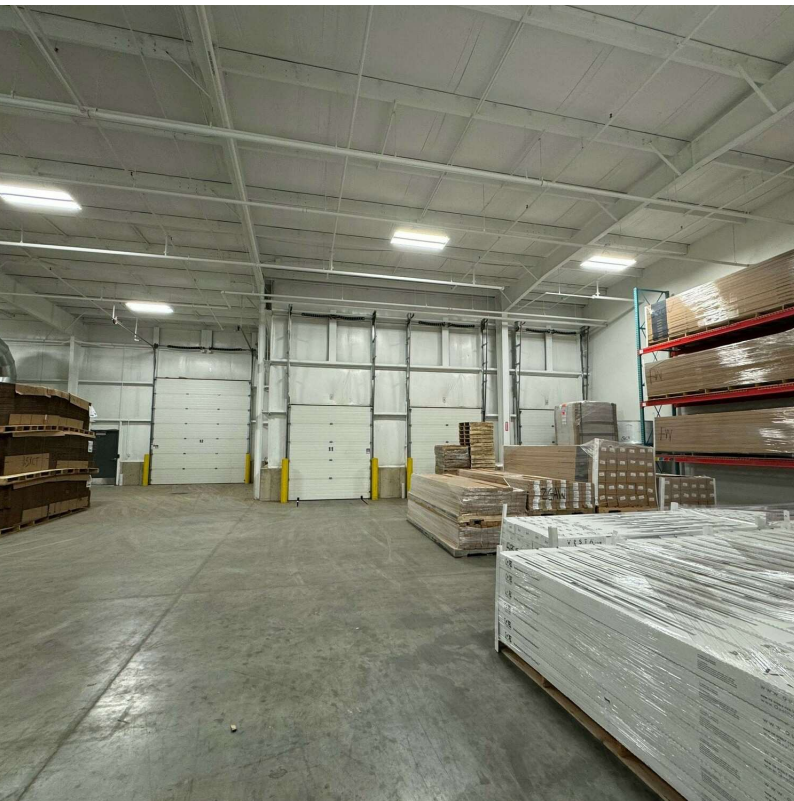
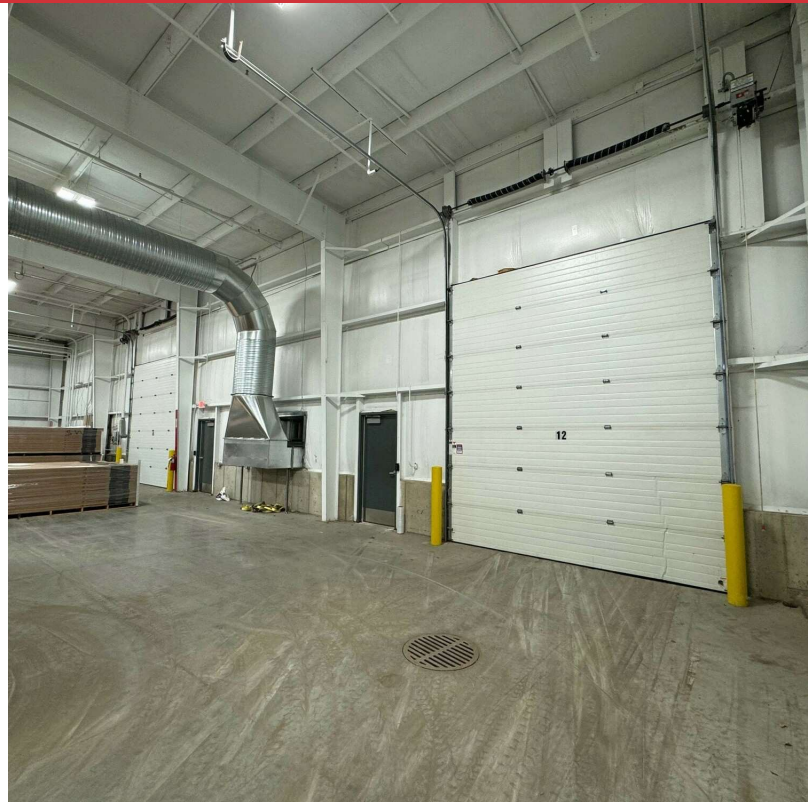
Office SF:	2,100 SF
Floors:	1
HVAC:	Gas / Forced air
Air Conditioning:	Yes
Lighting:	LED
Private Offices:	Yes
Conference Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes

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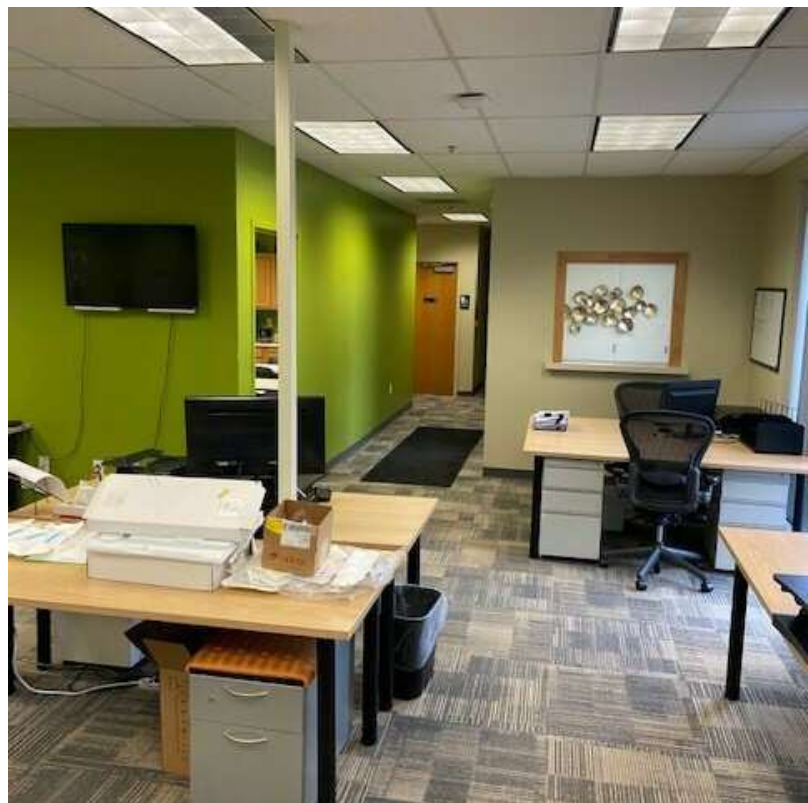
Warehouse Area

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Office Area

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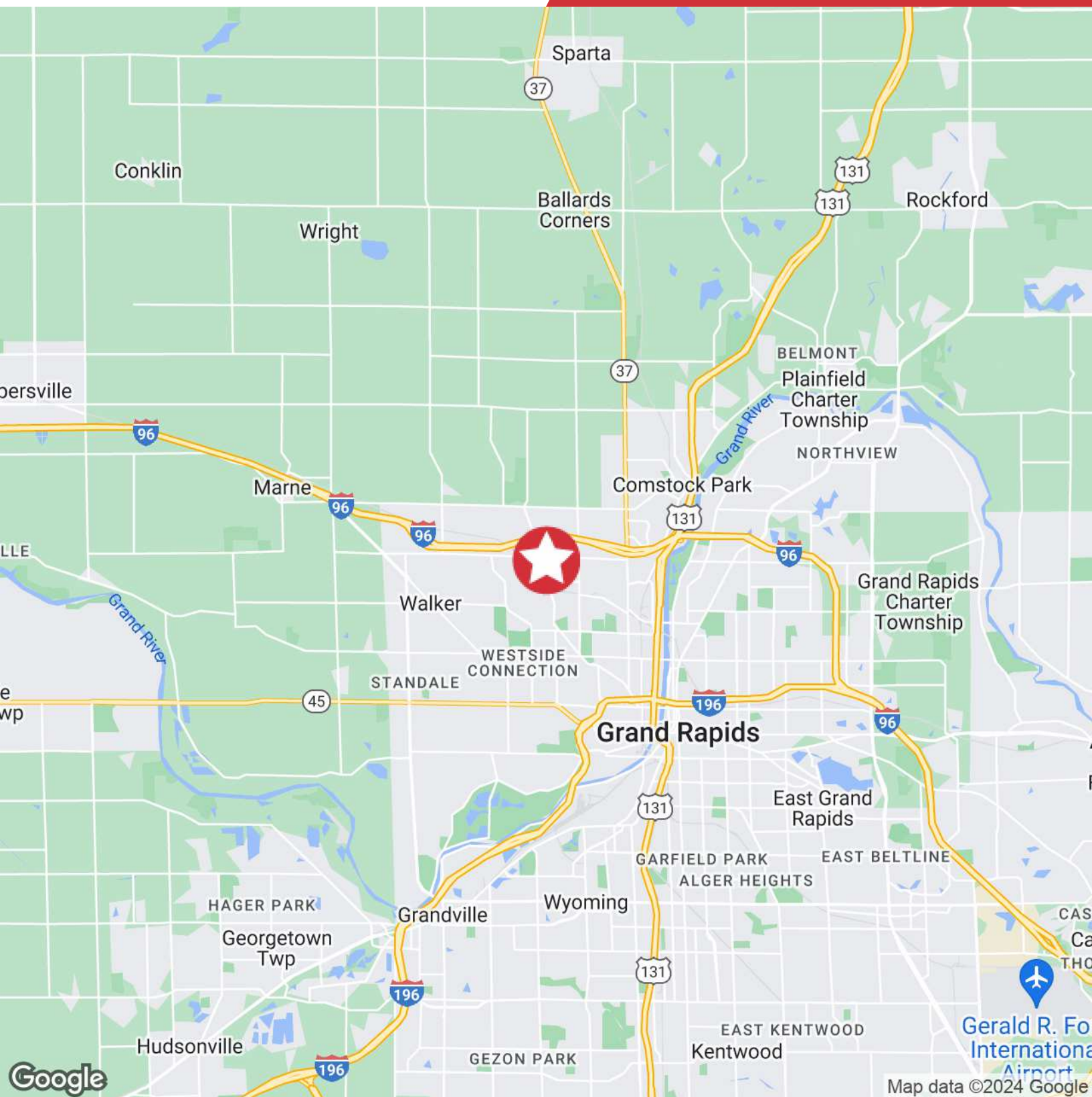
Plat Map

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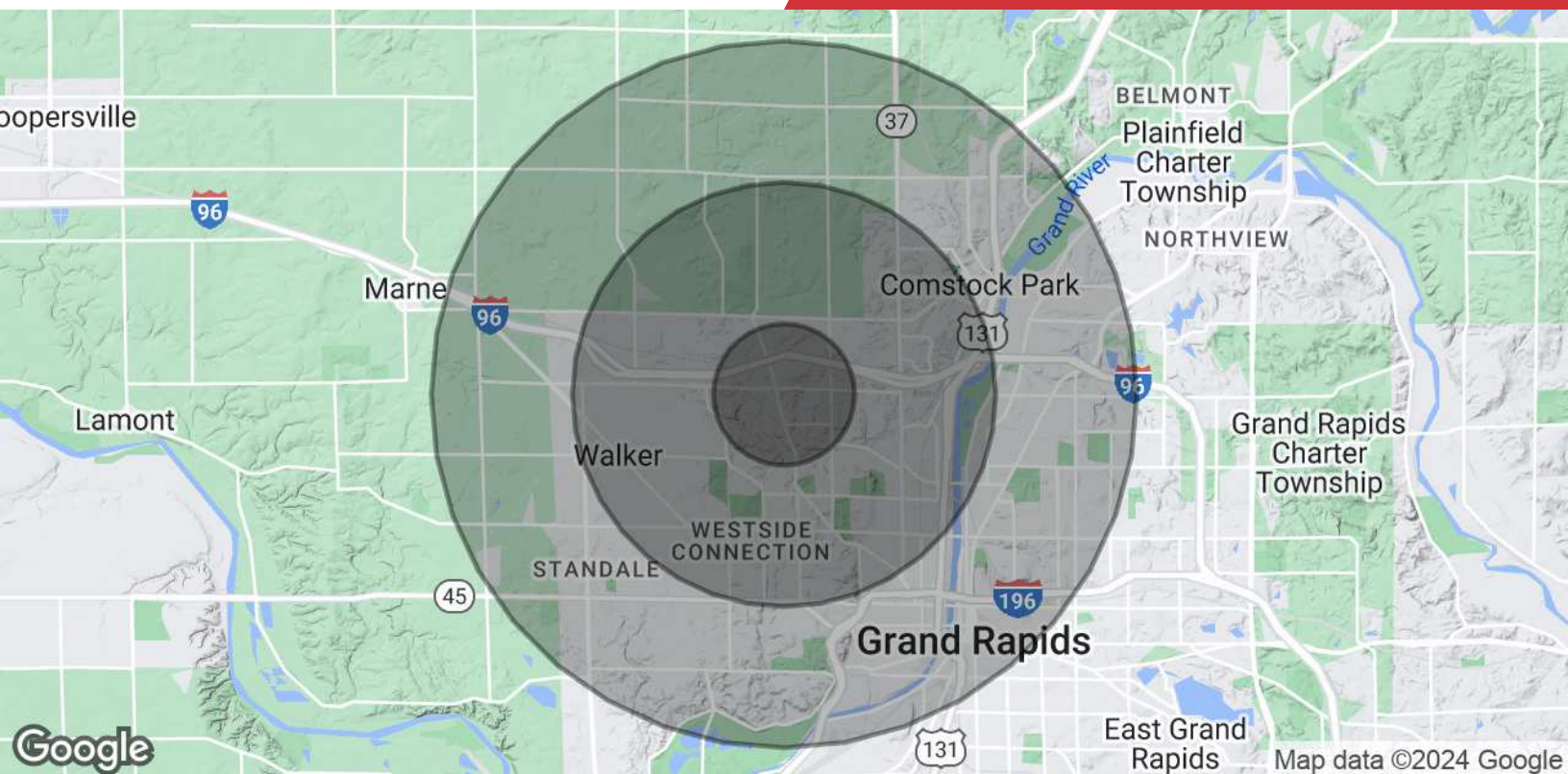
Location Map

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Demographics Map & Report

2689 Walkent NW
Walker, Michigan 49544



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,414	41,362	126,531
Average Age	35.9	36.3	33.8
Average Age (Male)	33.8	35.0	33.3
Average Age (Female)	39.2	38.7	34.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,490	17,619	51,914
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$53,604	\$55,486	\$51,973
Average House Value	\$163,369	\$167,162	\$142,580

2020 American Community Survey (ACS)

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.