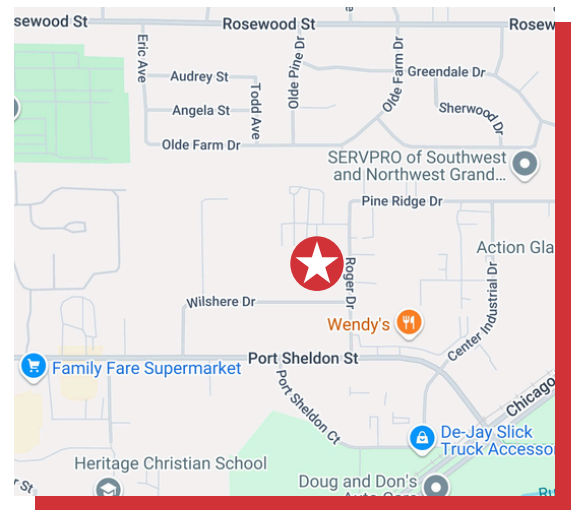




 **6659 ROGER DR
JENISON, MI 49428**

Industrial Space for Lease

- Functional layout
- Loading dock and drive-in door
- 8,000 Sf available



LISTING AGENT:

CHRIS PRINS, SIOR

O: 616.242.1107 | C: 616.292.8781
chrisp@naiwwm.com

STAY CONNECTED



naiwwm.com
616.776.0100

PROPERTY OVERVIEW

PROPERTY INFORMATION

Location:	Jenison, MI
Total Building Size:	38,000 SF
Year Built:	1997
Acreage:	2.47 acres
Parking:	On-Site; Surface Lot with Ample Spaces
Signage:	Pylon
Zoning:	Industrial
Municipality:	Georgetown Township
PPN:	70-14-22-360-008
SEV (2024):	\$1,250,400.00
Taxable Value (2024):	\$1,063,030.00



UTILITIES

Electric:	Consumers Energy
Natural Gas:	DTE
Sanitary Sewer:	Municipality
Storm Sewer:	Municipality
Water:	Municipality

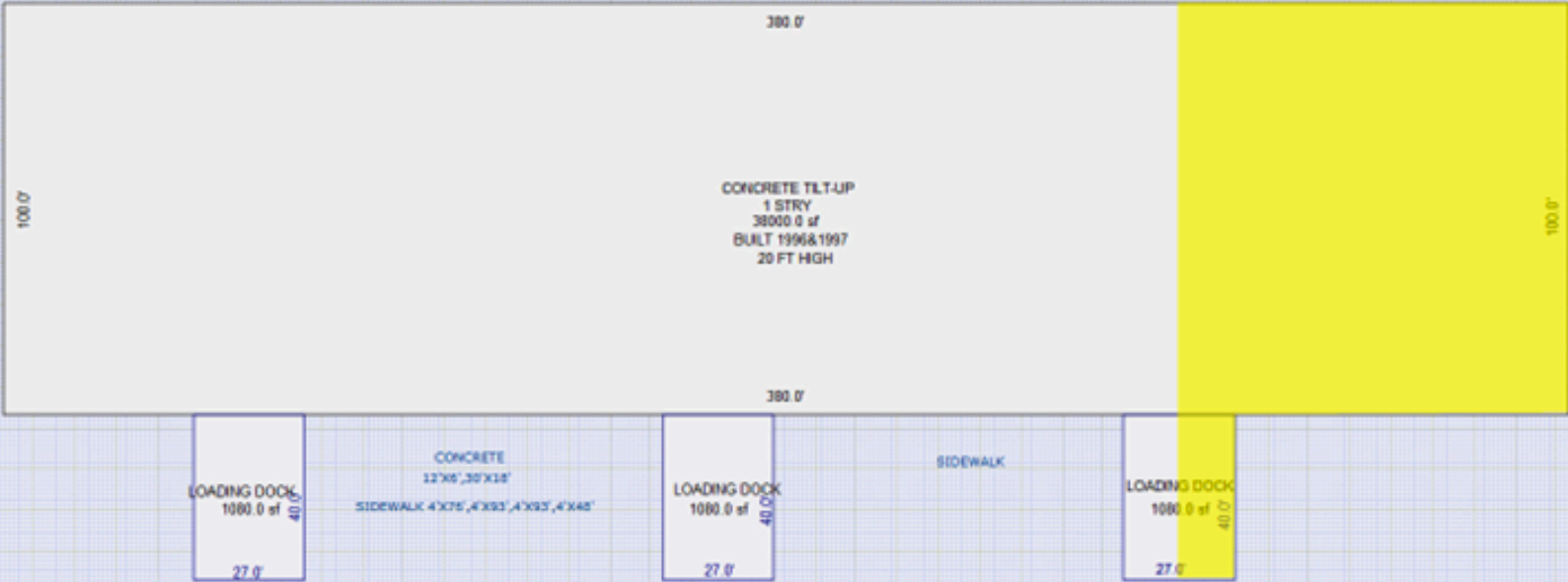
LEASE OVERVIEW

LEASE INFORMATION

Lease Type:	NNN
Terms:	36-60 months
Tenant Provides:	Taxes, Water/Sewer, Electric, Gas/Heat, Phone/Internet, Janitorial, Refuse Removal, Snow Removal, Lawn/Landscaping, Driveway, Sidewalks, & Parking Lot Maintenance, Insurance, Nonstructural Repairs & Maintenance/Replacements, Mechanical Systems Repair & Maintenance, Property Management
Landlord Provides:	Assessments, Insurance, Roof & Structural, Mechanical Systems Replacement
Date Available:	7/1/2025
Renewal Option:	Yes

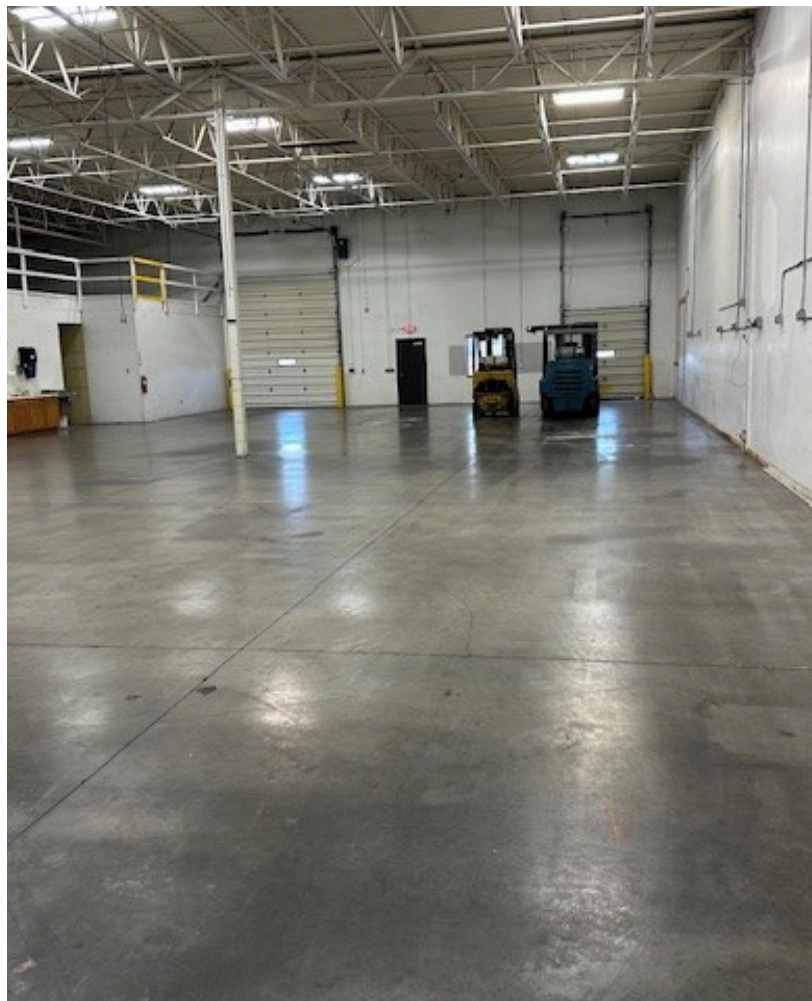
AVAILABILITY

SUITE	RENTABLE SF	WAREHOUSE SF	OFFICE SF	DOCK/DOORS	RATE/SF/YR	CAM MONTHLY (\$2.00/PSF)	MONTHLY BASE RENT
A	8,000 SF	5,500 SF	2,500 SF	1/1	\$6.50	\$1,333.33	\$4,333.33



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.

WAREHOUSE / OFFICE



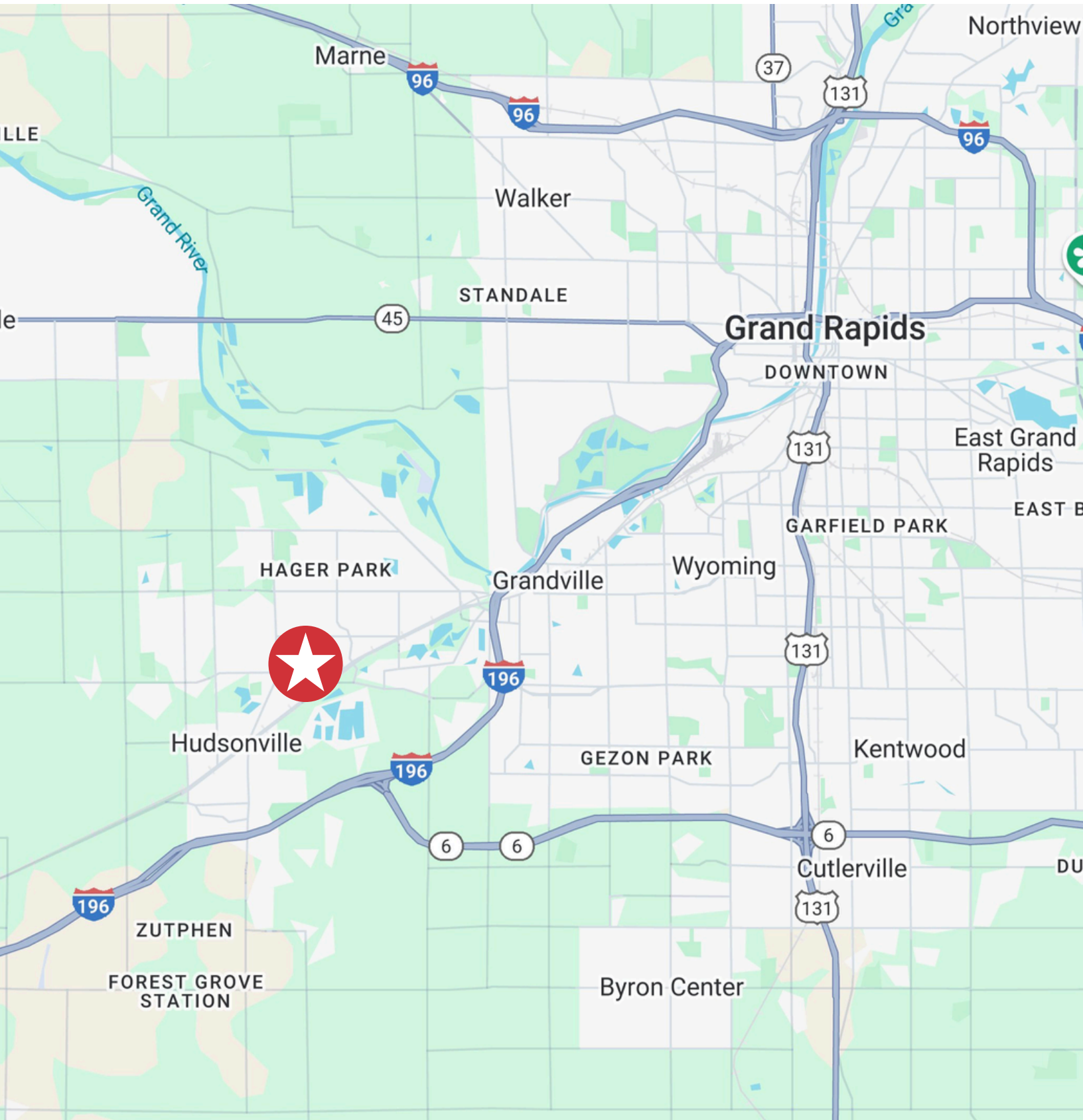
SUITE A OVERVIEW

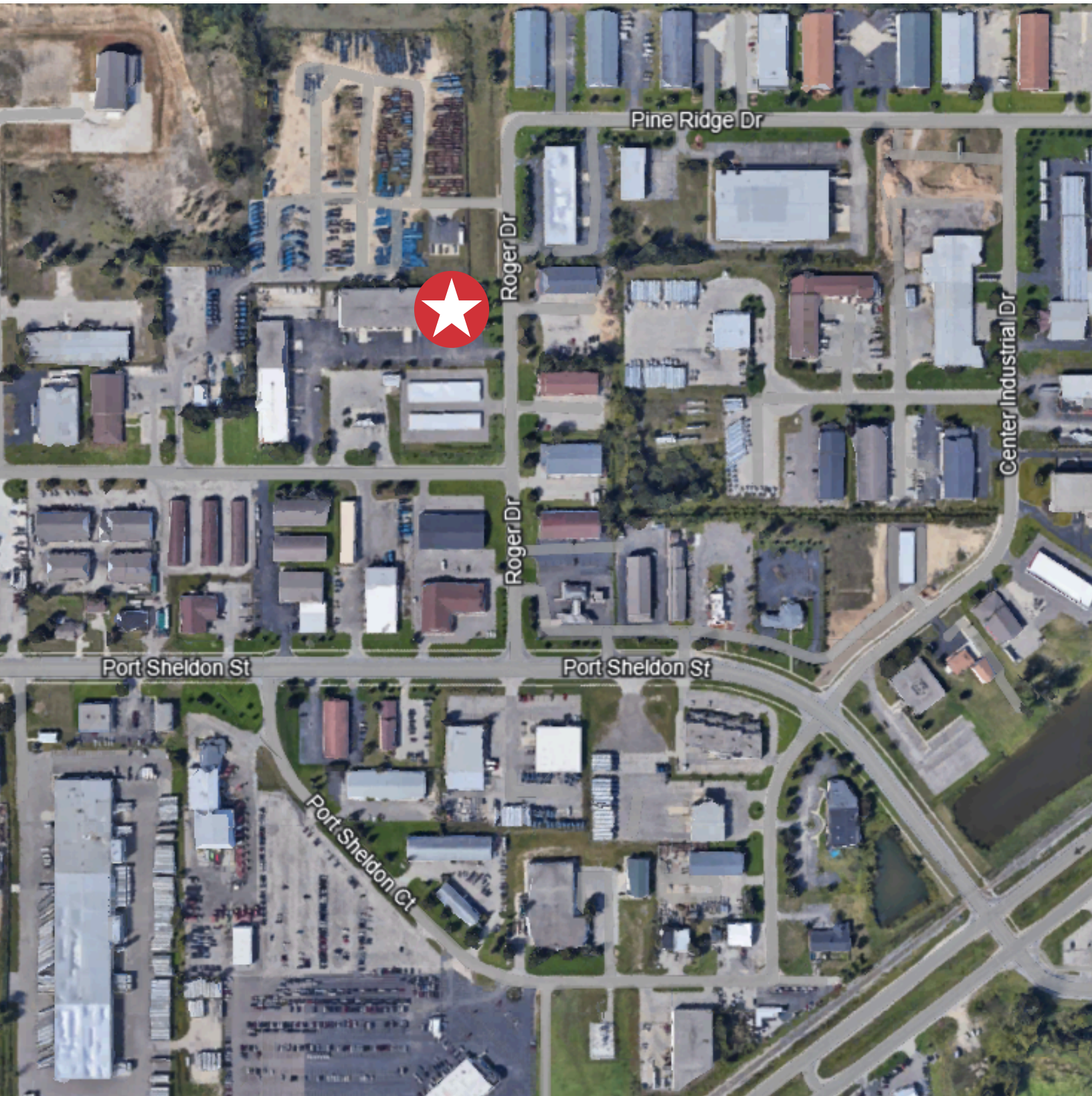
WAREHOUSE INFORMATION		OFFICE INFORMATION	
Warehouse SF:	5,500 SF	Office SF:	2,500 SF
Floors:	1	Floors:	1
Air Conditioning:	Yes	Air Conditioning:	Yes
HVAC:	Gas/Forced Air	HVAC:	Gas/Forced Air
Ceiling Height:	20'	Spinklered:	Yes
Spinklered:	Yes	Private Offices:	Yes
Power:	250a of 480/3P and 225a of 208/3P	Conference Room:	Yes
Grade Level Doors:	1	Kitchen/Breakroom:	No
Loading Docks:	1	Restrooms:	Yes
Rail Siding:	N/A		
Floor Drains:	Yes		
Compressed Air:	No		
Cranes:	No		





LOCATION MAP





Welcome to...

WEST MICHIGAN

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

michigan.org



GRAND RAPIDS, MI

From world-class attractions and outdoor recreation to nationally ranked food and craft beverage scenes - Grand Rapids, MI is filled with spectacular art, live music, and endless opportunities for family fun!



MUSKEGON, MI

Located along the beautiful Lake Michigan shoreline, Muskegon County boasts three state parks, two major paddle sport rivers, and 26 miles of beaches. Muskegon County is the outdoor recreation hub of Michigan's sunset coast, every season of the year!



HOLLAND, MI

Nestled into the wildly beautiful Lake Michigan shoreline and rich with its deep-rooted Dutch heritage, Holland, MI is a year-round destination known for many things - springtime tulips, summer festivals, fall orchards, winter holidays, and more!



KALAMAZOO, MI

Here you'll find a unique and exciting city vibe, but with the comfort of warm people, an easy-going pace of life, and truly beautiful countryside. With abundant lakes, trails, and parks and a walkable downtown that boasts the nation's first outdoor pedestrian shopping mall, there's a tailored experience for every interest.

NO. 8 ON AMERICA'S BEST TOWNS TO VISIT IN 2024

📍 Grand Rapids, MI

CNN

MICHIGAN'S LARGEST WATER & AMUSEMENT PARK

📍 Michigan's Adventure

PURE MICHIGAN

BEST PLACES FOR BUSINESS AND CAREERS

📍 Holland, MI

Forbes

150 BEST PLACES TO LIVE IN THE U.S.

📍 Kalamazoo, MI

U.S. News