



# **3056 WALKER RIDGE DR NW WALKER, MI 49544**

Industrial Suite for Sublease

- 94,082 SF Sublease Opportunity
- High profile NW Walker location
- Excellent highway exposure
- Ample parking for a large employee team
- Adequate office & breakroom space included in the suite
- 10 loading docks and 2 overhead doors
- Very aggressive sublease rental rate



### **LISTING AGENT:**

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#### STAY CONNECTED









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## **PROPERTY OVERVIEW**



Available at an extremely competitive rate of \$3.95 PSF NNN, this 94,082-square-foot industrial sublease space opportunity is rare in today's constrained market. The suite includes functional office space with an employee breakroom and a dedicated employee entrance—offering secure and efficient ingress and egress.

Strategically positioned along I-96, the property provides exceptional highway visibility and accessibility, making it ideal for companies seeking high exposure and logistical convenience. Ample on-site parking supports a sizable workforce, and with very few comparable options currently on the market, this high-quality facility stands out as a best-in-class offering.

PROPERTY INFORMATION	
Location:	I-96 to Walker exit, North to Northridge Dr, West on Northridge Dr to Walker Ridge Dr, South on Walker Ridge Dr to property on East side of the road
Total Building Size:	332,315 SF
Year Built:	2002
Acreage:	17.71 acres
Construction:	Pre-Engineered Steel
Roof:	Standing Seam Metal
Eave Height:	28'
Parking:	Ample
Zoning:	MP
Municipality:	City of Walker
PPN:	41-13-04-328-003
Assessed Value:	\$7,124,400.00



# **SUBLEASE OVERVIEW**



### **SUBLEASE INFORMATION**

Lease Type:	NNN
Terms:	Sublease through 9/30/2028
Tenant Provides:	Taxes, Insurance, Water/Sewer, Electric, Air Conditioning, Gas/Heat, Snow Removal, Lawn Landscaping, Janitorial, Refuse Removal, Phone/Internet
Landlord Provides:	Roof & Structural
Present Use:	Manufacturing & Assembly
Possession:	At Lease Signing
Renewal Option:	No

#### **AVAILABILITY**

SUITE	RENTABLE SF	WAREHOUSE AREA	OFFICE AREA	DOCKS/DOORS	RATE/SF/YR	MONTHLY RENT	CAM/MONTH (\$1.60/PSF)	TOTAL Monthly Rent
A-1,2	94,082 SF	92,346 SF	1,736 SF	10/2	\$3.95	\$30,968.66	\$12,312.80	\$43,281.46

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

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# **BUILDING OVERVIEW**



### **WAREHOUSE INFORMATION** Warehouse SF: 164,950 SF Floors: One - Concrete No Air Conditioning: **HVAC:** Gas/Forced Air **Ceiling Height:** 281 Spinklered: Yes Fluorescent & LED **Lighting:** 3 - 400 amp; 480v; 3-phase **Electric Service:** 1 - 800 amp, 480v; 3-phase **Column Spacing:** 25' x 50' **Grade Level Doors:** 5 **Loading Docks:** 19 Floor Drains: Yes **Compressed Air:** Yes **Cranes:** No **Shop Office:** Yes

Office SF:	17,800 SF
Floors:	One - Carpeted
Air Conditioning:	Yes
HVAC:	Gas/Forced Air
Spinklered:	Yes
Ceiling Height:	9'
Lighting:	Fluorescent
Private Offices:	Yes
Conference Room:	Yes
Lunch Room:	Yes
Restrooms:	Yes
Kitchen/Break Rooms:	Yes

**OFFICE INFORMATION** 

Yes

Yes



**Shop Lunch Room:** 

**Shop Restroom:** 



















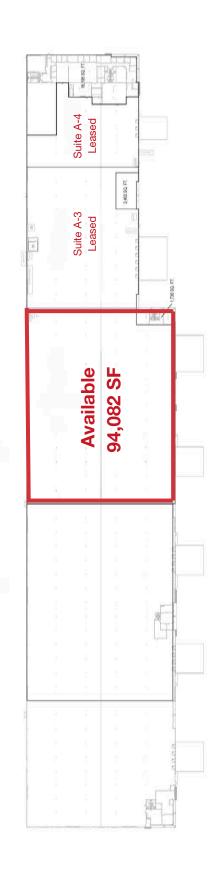












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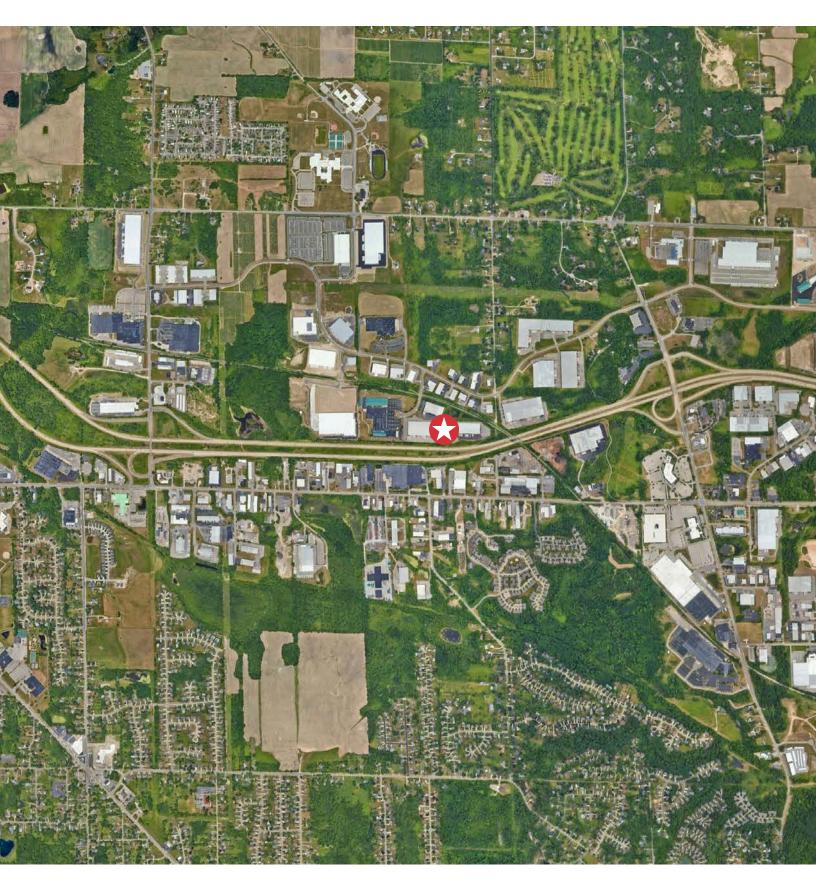
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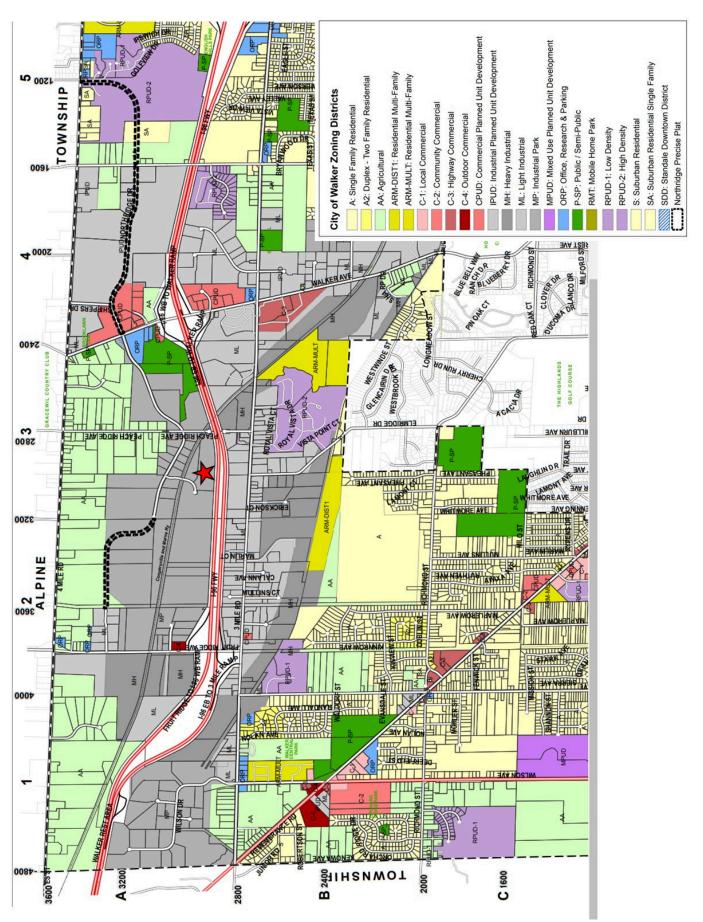
# **AERIAL MAP**





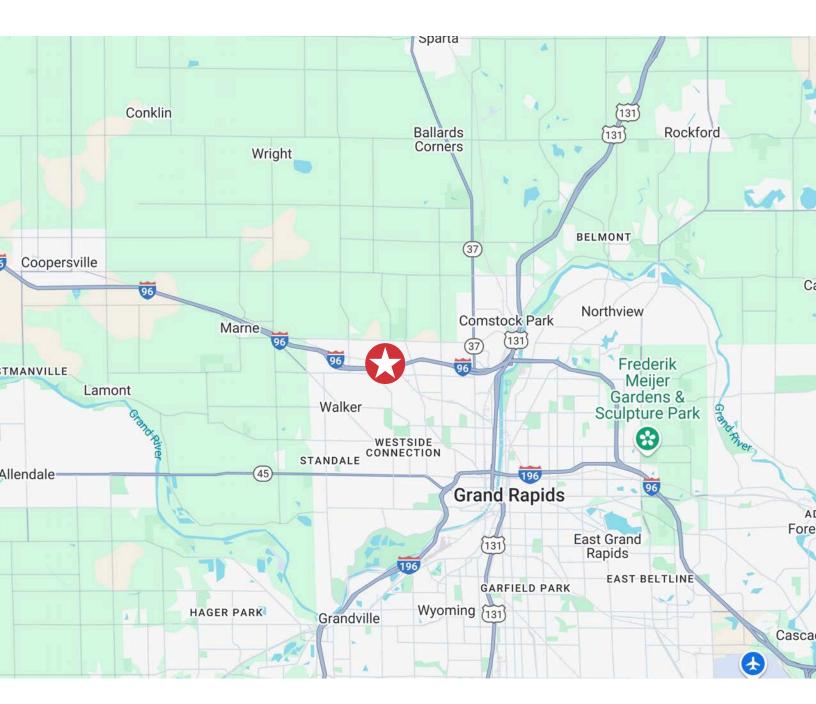
# **ZONING MAP**





# **LOCATION MAP**





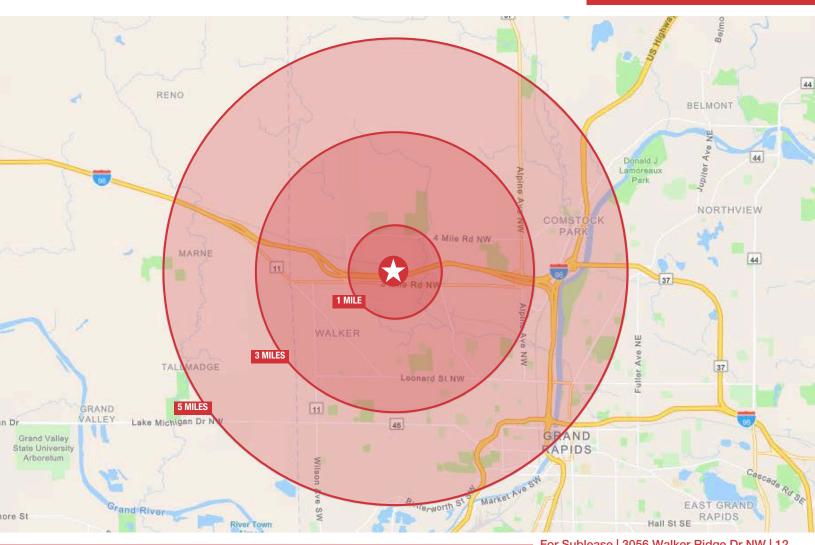
PROXIMITY	
I-96	1.46 miles
US-131	4.25 miles
I-196	6.98
M-6	15.85 miles
Gerald R. Ford International Airport	19.75 miles

# **DEMOGRAPHICS**



POPULATION	1 MILE	3 MILES	5 MILES	
Total Population	1,273	27,548	103,210	
Median Age	34.4	38.7	34.7	
HOUSEHOLDS				
Total Households	562	11,296	43.527	
# of Persons per Household	2.27	2.41	2.35	
HOUSEHOLD INCOME				
Median Household Income	\$70,234	\$82,783	\$72,785	
Median House Valuation	\$364,685	\$290,529	\$263,392	
Source: Esri forecasts for 2025. U.S. Census Bureau 2020 decennial Census data				

103K **POPULATION** (5 MILES) **MEDIAN HH INCOME** (3 MILES)



# 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



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Michigan's Adventure

PURE //ICHIGAN

### **BEST PLACES FOR BUSINESS AND CAREERS**

• Holland, MI

**Forbes** 

### 150 BEST PLACES TO LIVE IN THE U.S.

Yalamazoo, MI

**USNews** 

