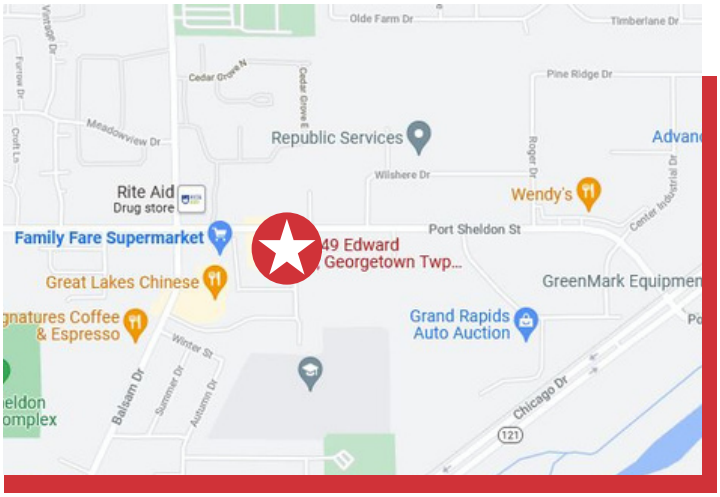
NAI Wisinski of West Michigan

FOR LEASE
INDUSTRIAL



2649 EDWARD STREET
JENISON, MI 49428



- Excellent building for contractor or small business
- Building is 100% air conditioned
- Clear span
- Liner Panel

FOR MORE INFORMATION, CONTACT:

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naiwwm.com | 616.776.0100

PROPERTY OVERVIEW

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PROPERTY - BUILDING INFORMATION

Total Building Size:	8,400 SF
Warehouse SF:	7,200 SF
Office SF:	1,200 SF
Year Built:	1987
Acreage:	0.593
Construction:	Metal
Roof:	Shingle
Ceiling Height:	16' 15' 10" Clear
Floors / Mezzanine:	1
Docks:	0
Doors:	1 (12'x14')
Electric:	200 amps
Lighting:	LED
Clear Span:	Yes
HVAC:	Natural Gas 100 % Air conditioning
Floor Drains:	No
Air Lines:	No
Security System:	No
Signage:	Building
Parking:	On site - Ample
Fenced Yard:	No
Room to expand:	No

UTILITY PROVIDERS

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

MUNICIPALITY / TAXES

Municipality:	GeorgetownTownship
PPN:	70-14-21-470-010
SEV (2026):	$375,800
Taxable Value (2026):	$181,642
Property Taxes (2025):	$8,122.43
Zoning:	CS- Office Service Commercial
	It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.



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.

LEASE OVERVIEW

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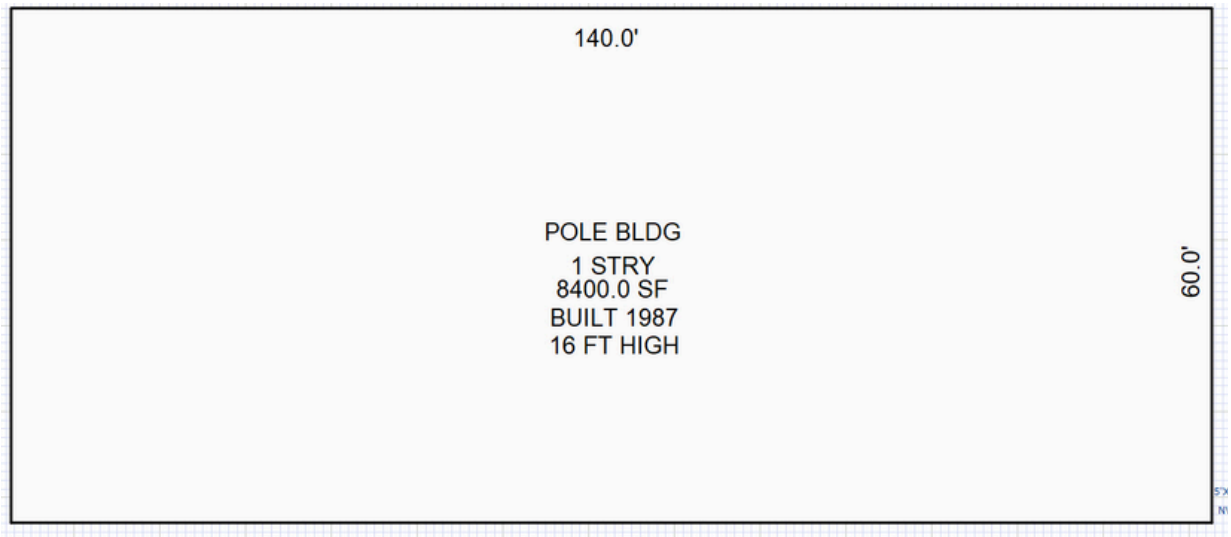
LEASE INFORMATION

Lease Type:	NNN
Terms:	36-60 months
Tenant Provides:	Taxes, Water/Sewer, Electric, Gas, Phone/Internet. Janitorial, Refuse Collection, Snow/ Lawn care, Driveway, Sidewalks & Parking Lot repairs and Maintenance, Insurance, Nonstructural repairs and maintenance, Mechanical systems repairs and maintenance
Landlord Provides:	Assessments, Structural and Roof Repairs/Replacement, Mechanical systems replacement
Renewal Option:	Yes
Date Available:	11/1/2026

AVAILABILE FOR LEASE

SF	WAREHOUSE SF	OFFICE SF	DOCKS / DOORS	RATE PSF/Y	MONTHLY BASE RENT	CAM MONTHLY ($2.10 SF/YR)	TOTAL MONTHLY RENT
8,400 SF	7,200 SF	1,200 SF	0 / 1	$9.25	$6,475.00	$1,470.00	$7,945.00



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PROPERTY PHOTOS

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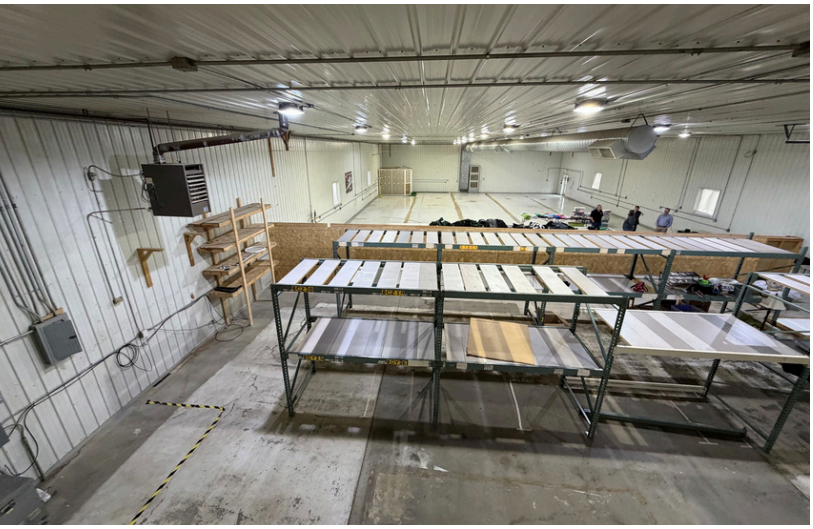







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LOCATION MAP

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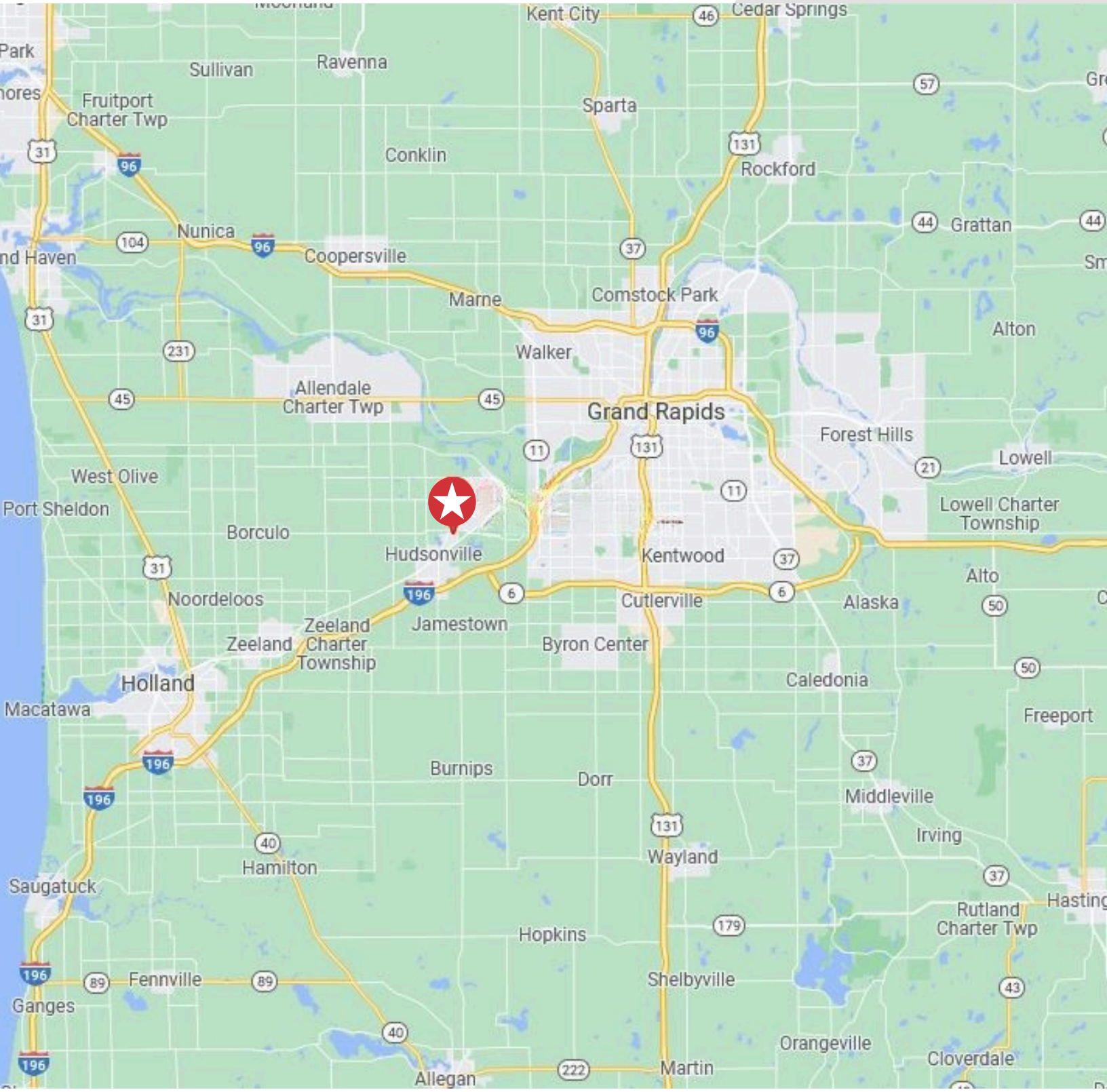

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LOCATION OVERVIEW

JENISON

Located southwest of downtown Grand Rapids, Jenison is an established Ottawa County community offering convenient regional access, strong household demographics, and a stable commercial base. Proximity to I-196, M-6, and Chicago Drive connects the area with Grand Rapids, Holland, and surrounding West Michigan markets.

Jenison combines a strong residential market with established commercial corridors, highly regarded schools, and extensive recreational amenities. Grand Ravines, neighborhood parks, and access to the Grand River further support the community's appeal to residents, businesses, and commercial property investors.



NICHE

#13 BEST SUBURB TO BUY A HOUSE IN THE GRAND RAPIDS AREA

Ottawa County Parks & Recreation Commission

HOME TO THE 202-ACRE GRAND RAVINES PARK

NICHE

#4 FOR PUBLIC SCHOOLS IN OTTAWA COUNTY

Georgetown Township

ANNUAL MEMORIAL DAY PARADE, 5K & CAR SHOW









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