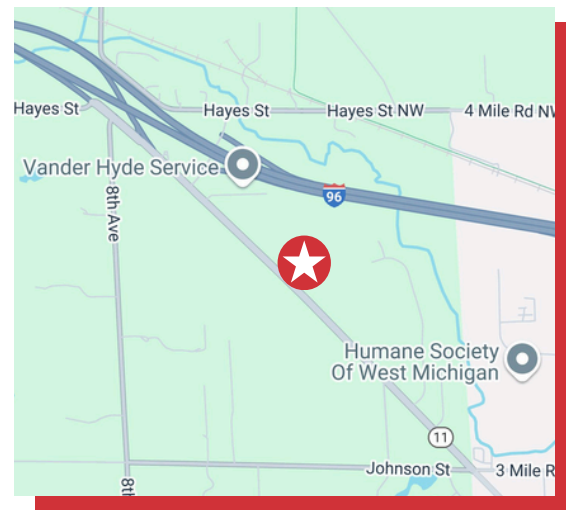




## **13960 IRONWOOD DR NW GRAND RAPIDS, MI 49534**

Flex Industrial Building for Lease

- Brand new industrial building under construction
- To be completed October 2025
- Great location on I-96 at the 8th Ave exit
- Loading docks, drive-in doors, ceiling heights up to 29'
- Great for distribution or manufacturing



### LISTING AGENTS:

#### **CHRIS PRINS, SIOR**

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

#### **KYLE KUNST**

O: 616.575.7003 | C: 616.450.2041  
kylek@naiwwm.com

### STAY CONNECTED



naiwwm.com  
616.776.0100

# PROPERTY OVERVIEW

## PROPERTY INFORMATION

Location:	Grand Rapids, MI
Total Building Size:	140,000 SF
Year Built:	2025
Acreage:	22.0 acres
Parking:	On-site; Surface Lot
Municipality:	Tallmadge Township
PPN:	70-10-01-200-037
Zoning:	Industrial



## BUILDING OVERVIEW

Construction:	Pre-engineered Steel
Roof:	Rubber Membrane
Docks:	6
Overhead Doors:	2
Ceiling Height:	24' - 29'
Power:	600 amps; 480v; 3 phase
Lighting:	LED
Floor Drains:	Yes
Compressed Air:	No
Cranes:	No

## UTILITIES

Electric:	Consumers Power
Natural Gas:	DTE
Sewer:	Municipality
Water:	Municipality

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 INFORMATION

Lease Type:	NNN
Terms:	60-120 months
Tenant Provides:	Electric, Gas/Heat, Insurance, Refuse Removal, Phone/Internet, Water/Sewer, Snow/Lawn Care, Taxes, Janitorial
Landlord Provides:	Assessments, Roof & Structural Repairs/Replacement, Mechanical Systems Replacement
Available:	Late Summer
Renewal Option:	Yes

AVAILABILITY

RENTABLE SF	DOCKS/DOORS	RATE/SF/YR	CAM MONTHLY (\$2.00/PSF)	MONTHLY BASE RENT
140,000 SF	6/2	\$6.95	\$23,333.33	\$104,416.66
70,000 SF	3/1	\$6.95	\$11,666.67	\$52,208.34



















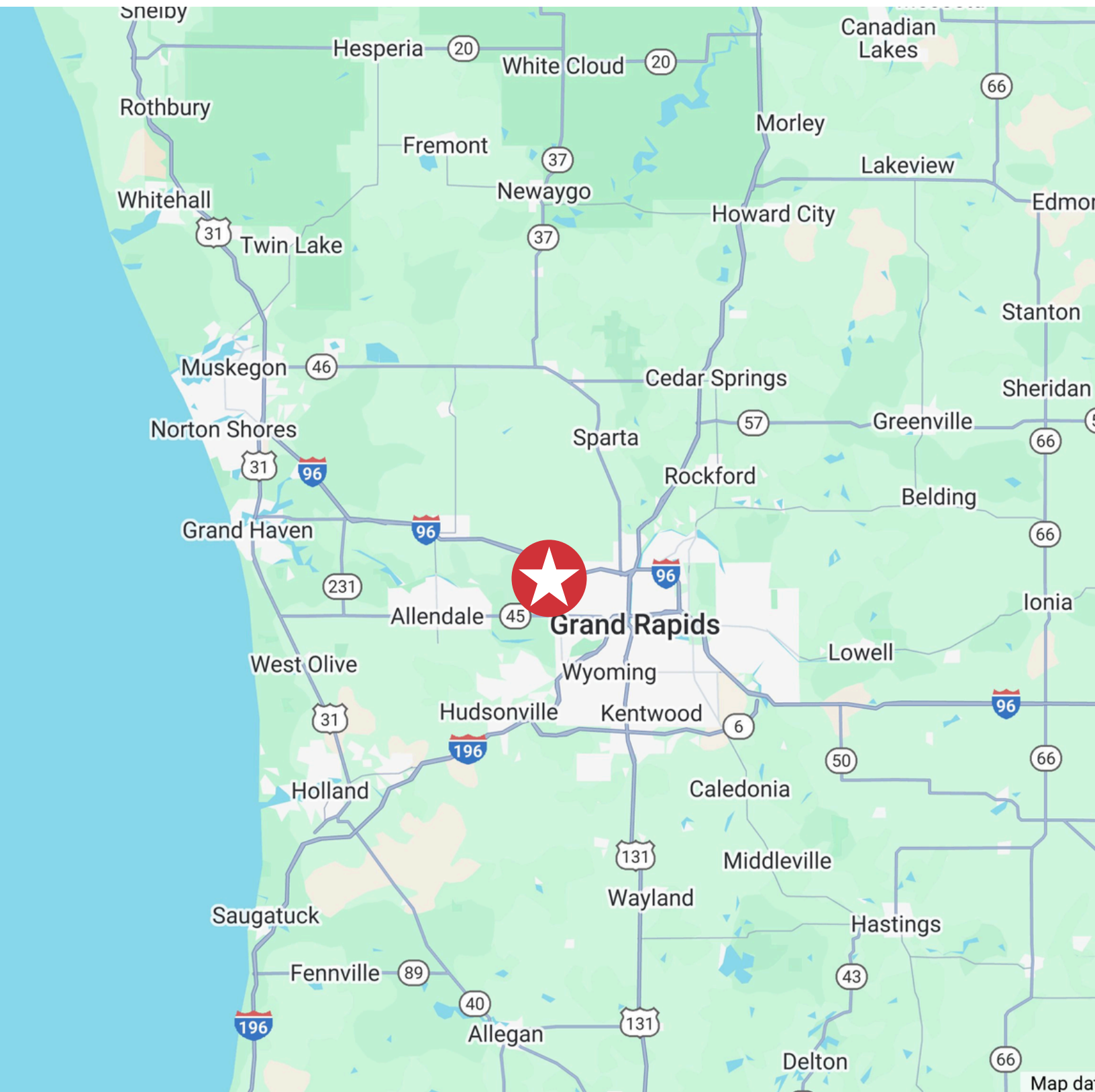


# PLAT MAP





# LOCATION MAP





Welcome to...

# GRAND RAPIDS



Grand Rapids is a vibrant city that is home to a mix of arts and culture, breweries, restaurants, shopping and outdoor activities.

*michigan.org*



## THINGS TO DO

Grand Rapids used to be known as America's Furniture Capital. More recently, it was named "Beer City USA," boasting over 40 breweries. The city is renowned for its cultural vibrancy, offering attractions such as the Frederick Meijer Gardens, the Gerald Ford Presidential Museum, and the Grand Rapids Public Museum.



## ARTS & CULTURE

Grand Rapids hosts ArtPrize, one of the most popular art festivals in the world, drawing in over a quarter of a million people in each year. Every June, Festival of the Arts takes place in Grand Rapids and attracts 300,000 visitors. Gilda's LaughFest features stand-up, improv, and showcases and brings in 50,000 attendees.



## SKILLED WORKFORCE

Grand Rapids serves as the corporate hub for numerous major firms, including Spectrum Health, Meijer, Amway, Mercy Health, Gentex, and Steelcase. The top 10 biggest employers in Grand Rapids collectively hire more than 66,000 individuals, spanning across sectors such as healthcare, retail, consumer goods, manufacturing, technology, automotive, education, and furniture.



## DEMOGRAPHICS

The population in Grand Rapids has grown to 196,608 as of 2023. It has a median household income of \$61,634 and an average age of 31.8 years. These demographics are indicative of economic stability and potential for development.



## GRAND RAPIDS ADVANTAGE

Grand Rapids offers a lively urban atmosphere alongside the charm of smaller neighborhoods, creating a rich blend of culture, arts, and natural beauty. Positioned between Chicago and Detroit, West Michigan boasts a population exceeding 1.5 million, with Grand Rapids at its thriving heart.

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