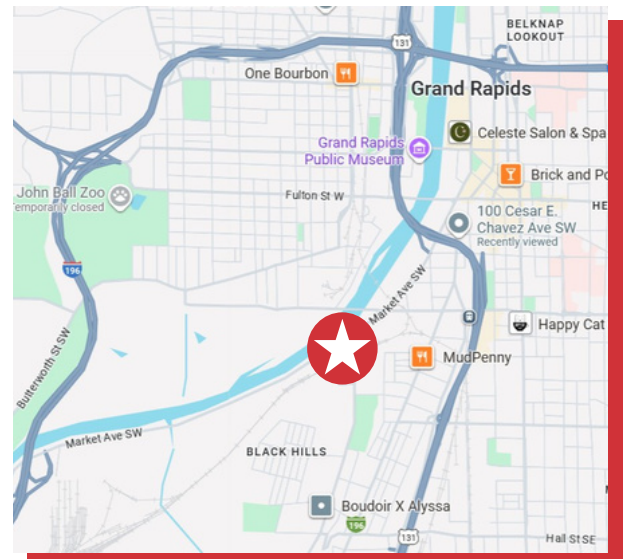




625 CHESTNUT STREET SW GRAND RAPIDS, MI 49503

- Entire building air-conditioned
- Convenient downtown location
- Renovated office space
- Equipped with heavy power



FOR MORE INFORMATION, CONTACT:

KURT KUNST, SIOR, CCIM
616-242-1116
kurtk@naiwwm.com

KYLE KUNST
616-575-7003
kylek@naiwwm.com



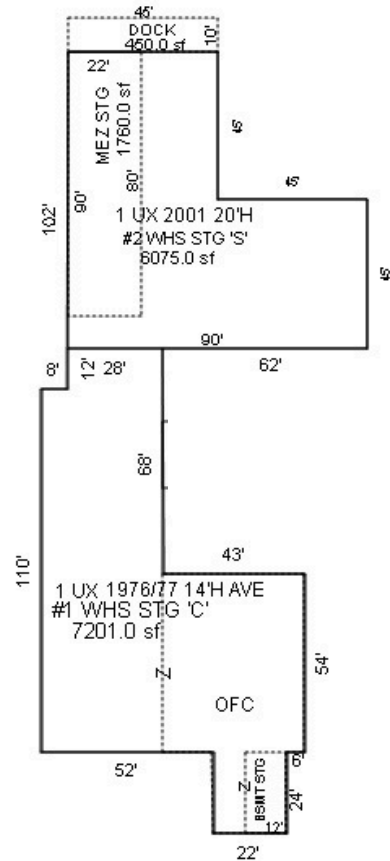
naiwwm.com | 616.776.0100

PROPERTY OVERVIEW

FOR LEASE
INDUSTRIAL

PROPERTY - BUILDING INFORMATION

Total Building Size:	13,276 SF
Warehouse SF:	9,576 SF
Office SF:	3,700 SF
Year Built:	1976
Acreage:	0.57
Construction:	Steel
Roof:	Steel
Floors / Mezzanine:	1 plus shop mezzanine
Elevators:	No
Security System:	Yes
Signage:	Building
Parking:	Ample
Fenced Yard:	Yes
Room to expand:	No
Outside Storage:	Yes
Zoning:	SD-IT Industrial Transportation
It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.	



UTILITY PROVIDERS

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

MUNICIPALITY / TAXES

Municipality:	City of Grand Rapids
PPN:	41-13-36-151-013
SEV (2025):	\$422,600
Taxable Value (2025):	\$255,507
Total Property Taxes (2025):	\$13,193.28

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.

 **625 CHESTNUT STREET SE**
GRAND RAPIDS, MI 49503

NAI Wisinski of
West Michigan

LEASE OVERVIEW

FOR LEASE
INDUSTRIAL

LEASE INFORMATION

Lease Type:	NNN
Terms:	36 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:	2/1/2026

AVAILABLE SPACE FOR LEASE

SUITE	SF	WAREHOUSE SF	OFFICE SF	DOCKS / DOORS	RATE PSF/Y	MONTHLY BASE RENT	CAM MONTHLY (\$1.30 SF/YR)	TOTAL MONTHLY RENT
ALL	13,276	9,576	3,700	3 / 3	\$5.95	\$6,582.68	\$1,438.23	\$8,020.91

DOCKS- 1 ACCESSIBLE
DOORS - 2 ACCESSIBLE



 **625 CHESTNUT STREET SE**
GRAND RAPIDS, MI 49503

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PROPERTY PHOTOS

FOR LEASE
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 **625 CHESTNUT STREET SE**
GRAND RAPIDS, MI 49503

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BUILDING OVERVIEW

FOR LEASE
INDUSTRIAL



WAREHOUSE INFORMATION

Warehouse SF:	9,576 SF
Floors:	1 with mezzanine
Air Conditioning:	Yes
HVAC:	Gas/ Forced air
Ceiling Height:	14' to 18' 4"
Spinklered:	Yes
Lighting:	T8
Electric Service:	480amps; 3P; 250 amp capacity - Two services
Grade Level Doors:	3 - 2 accessible
Loading Docks:	3 - 1 accessible
Floor Drains:	Yes
Compressed Air:	Yes
Cranes:	No
Shop Office:	Yes
Shop Restrooms:	Yes
Shop Breakroom:	Yes

OFFICE INFORMATION

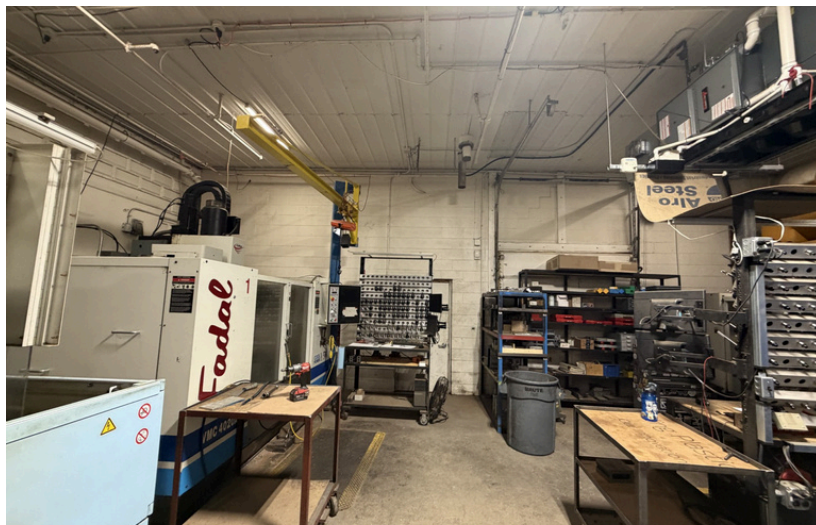
Office SF:	3,700 SF
Floors:	1
Mezzanine:	No
Air Conditioning:	Yes
HVAC:	Gas/Forced air
Lighting:	Fluorescent
Private Offices:	Yes
Conference Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes

 **625 CHESTNUT STREET SE**
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PROPERTY PHOTOS

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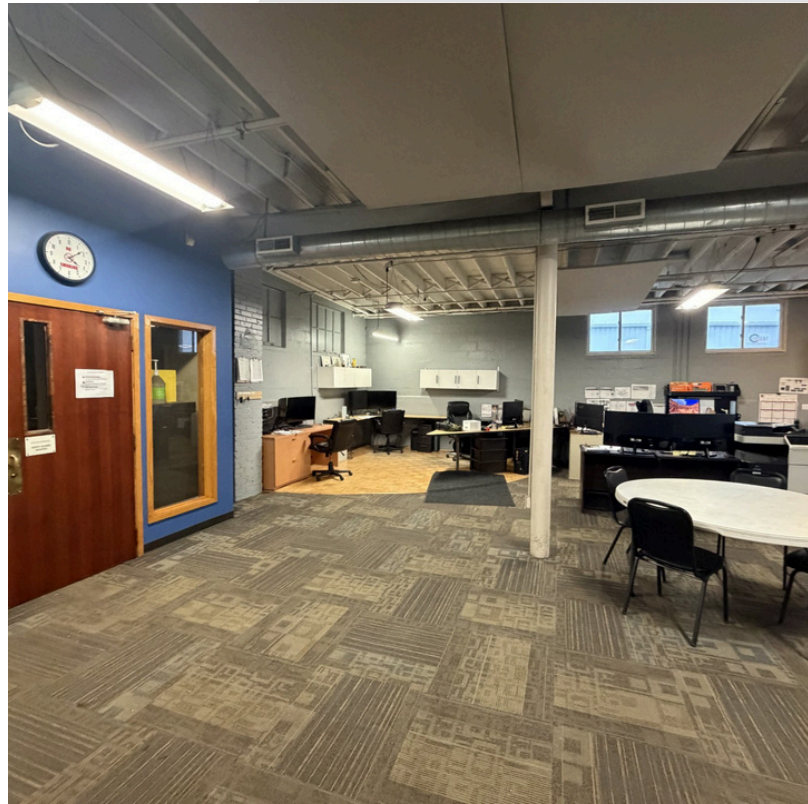


 **PROPERTY ADDRESS**
CITY, MI ZIP CODE

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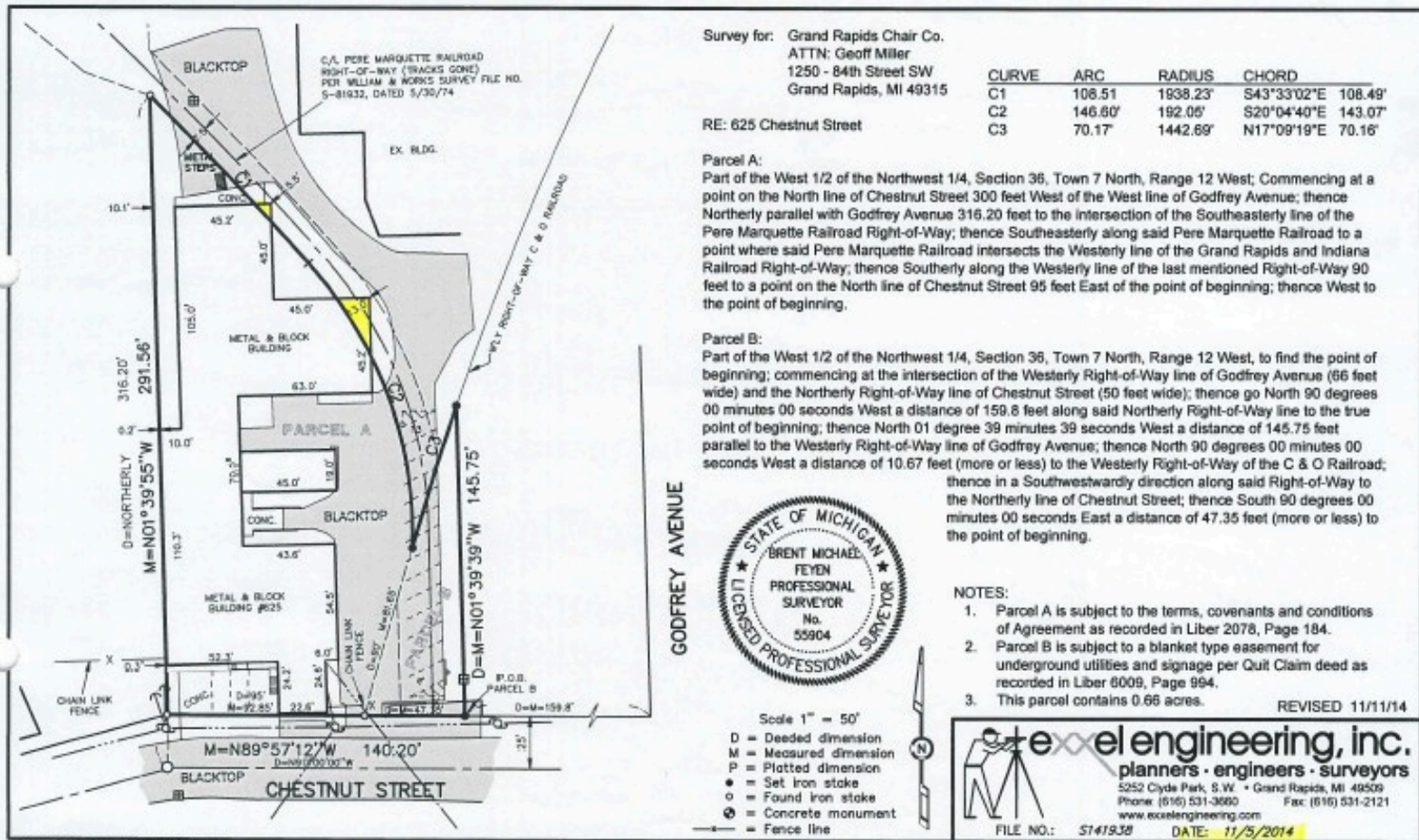
PROPERTY PHOTOS

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 **625 CHESTNUT STREET SE**
GRAND RAPIDS, MI 49503

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LEGAL DESCRIPTION

PART OF W 1/2 NW 1/4 COM AT INT OF W LINE OF GODFREY AVE /66 FT WIDE/ & N LINE OF CHESTNUT ST /50 FT WIDE/ TH 90D 00M 00S W ALONG N LINE OF SD ST 159.80 FT TH N 1D 39M 39S W 145.75 FT TH 90D 00M 00S W 10.67 FT M/L TO WLY LINE OF CONRAIL RR R/W & BEG OF THIS DESC - TH 90D 00M 00S E 10.67 FT M/L TH S 1D 39M 39S E 145.75 FT TO N LINE OF CHESTNUT ST TH 90D 00M 00S W ALONG N LINE OF SD ST 140.35 FT M/L TO A PT 899.90 FT N FROM E&W 1/4 LINE & 300.0 FT W FROM W LINE OF GODFREY AVE TH NLY PAR WITH W LINE OF GODFREY AVE TO SLY LINE OF C&O RR R/W TH SELY ALONG SD SLY RR R/W LINE TO WLY LINE OF CONRAIL RR R/W EXT NELY TH NELY ALONG SD EXT WLY RR R/W LINE TO BEG * SEC 36 T7N R12W



625 CHESTNUT STREET SE
GRAND RAPIDS, MI 49503

PLAT MAP

FOR LEASE
INDUSTRIAL

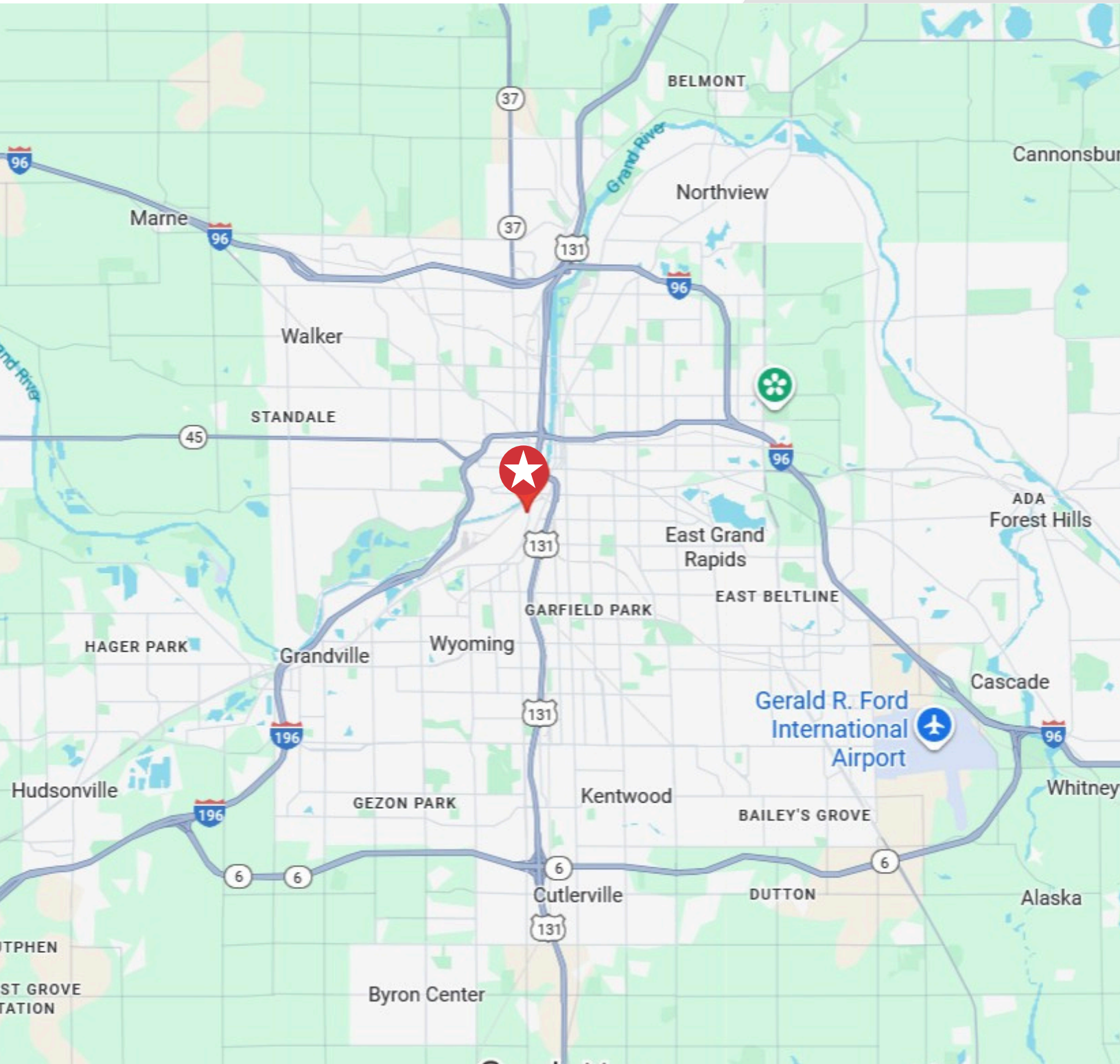


 **625 CHESTNUT STREET SE**
GRAND RAPIDS, MI 49503

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LOCATION MAP

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LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

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MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

**US CITIES WITH THE
BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

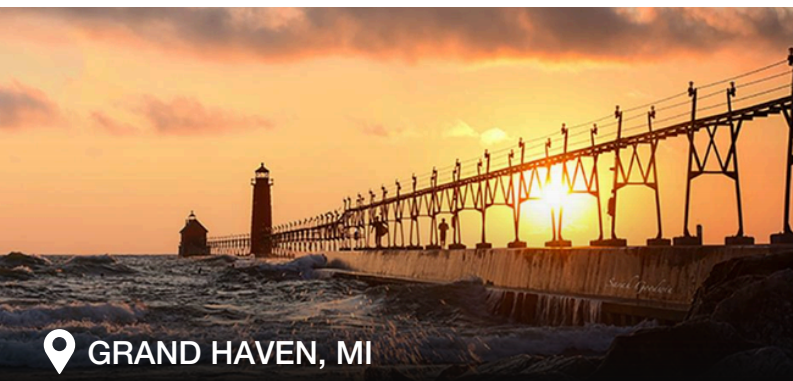
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon



**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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