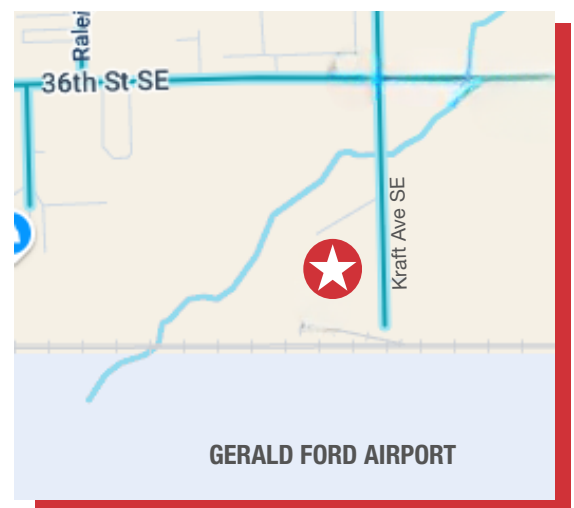




3801 KRAFT AVE SE GRAND RAPIDS, MI 49512

For Lease

- Clear span building with multiple loading docks
- Ample loading with 10 loading docks and 4 overhead doors
- Heavy electrical capacity
- Significant outdoor storage capabilities with storage sheds both open and fully closed
- Very rare find with this sort of outdoor storage capabilities
- This property can be leased in whole or in part



LISTING AGENT:

STUART J. KINGMA, SIOR

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skingma@naiwwm.com

STAY CONNECTED



naiwwm.com
616.776.0100

PROPERTY OVERVIEW

3801 Kraft Ave SE presents a distinct and uncommon opportunity in today's industrial real estate market, offering expansive outdoor storage capabilities—a premium feature that remains exceptionally scarce. Available for full or partial lease, this adaptable property features a clear-span primary structure equipped with a 10-position loading dock, ensuring seamless flow-through operations and optimal logistical efficiency.

Beyond the main facility, the property includes multiple auxiliary buildings designed to accommodate both covered and open-air storage, making it ideal for operations requiring year-round protection from the elements. Whether for a lumberyard, landscape supply business, outdoor equipment dealer, service operation, or any enterprise dependent on significant outdoor storage, this site delivers the flexibility and infrastructure to support a wide range of uses.

Strategically positioned with immediate access to both Gerald R. Ford International Airport and Interstate 96, the location offers unmatched regional connectivity throughout West Michigan and beyond. The property is in excellent condition and offers added future potential through the reinstallation of a rail spur switch, further enhancing its value as a logistics hub.

PROPERTY INFORMATION

Location:	I-96 to the 36 th Street exit. West on 36 th Street to Kraft. South on Kraft to the property on the west side of the road.
Total Building Size:	55,233 SF
Year Built / Renovated:	1977 / 2004
Acreage:	5.11 acres
Construction:	Pre-engineered steel and wood frame
Roof:	Standing Seam Metal
Eave Height:	18' to 20'
Parking:	Ample on-site parking
Security System:	Yes
Zoning:	I

UTILITIES

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

LEASE OVERVIEW



LEASE INFORMATION

Lease Type:	NNN
Terms:	60 months
Tenant Provides:	Taxes, Insurance, Water/Sewer, Electric, Air Conditioning, Gas/Heat, Snow Removal, Refuse Removal, Janitorial, Phone
Landlord Provides:	Roof & Structural
Present Use:	Vacant
Possession:	At Lease Signing
Renewal Option:	Negotiable
Contingency:	Subject to Landlord's approval of Tenant's use & credit

AVAILABILITY

SUITE	RENTABLE SF	WAREHOUS AREA	OFFICE AREA	DOCKS/ DOORS	RATE/ SF/YR	MONTHLY RENT	CAM MONTHLY (~\$1.50/PSF)	TOTAL MONTHLY RENT
Entire	55,233 SF	52,833 SF	2,400 SF	10/4	\$5.50	\$25,315.13	\$6,604.13	\$31,919.26
A	38,225 SF	35,825 SF	2,400 SF	10/4	\$5.90	\$18,793.96	\$4,778.13	\$23,572.09

LEGAL DESCRIPTION

PART OF LOT 1 COM AT SE COR THEREOF TH N 89D 43M 09S W ALONG S LOT LINE 398.30 FT TO E LINE OF NORTH HAWKEYE CT /66 FT WIDE/ NWLY ALONG SLY LINE OF SD RR R/W TO E LINE OF SD AVE TH S TO BEG * SEC 4 T7N R12W 15.72 A.

2024 TAX INFORMATION

Municipality:	Cascade Charter Township
PPN:	41-19-19-200-036
SEV:	\$1,405,500.00
Taxable Value:	\$997,354.00
Total Taxes:	\$48,399.46

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.

BUILDING OVERVIEW

MFG/WAREHOUSE INFORMATION

Warehouse SF:	52,833 SF
Floors:	Concrete
Air Conditioning:	No
HVAC:	Boiler heat
Ceiling Height:	16' - 20' Clear
Spinklered:	No
Lighting:	Fluorescent & LED
Power:	480 volt, 225 amp, 3-phase
Column Spacing:	Clear span
Grade Level Doors:	4
Loading Docks:	10
Rail Siding:	Possible
Floor Drains:	No
Compressed Air:	Yes
Cranes:	No
Elevators:	No
Shop Office:	Yes
Shop Lunch Room:	Yes
Shop Restroom:	Yes

OFFICE INFORMATION

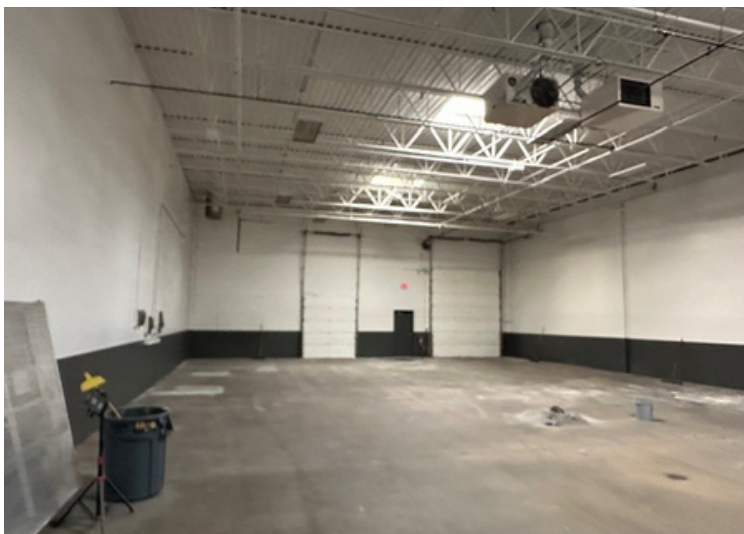
Office SF:	2,400 SF
Floors:	2
Air Conditioning:	Yes
HVAC:	Gas/Forced Air
Ceiling Height:	9'
Sprinklered:	No
Lighting:	Fluorescent
Communication Equip:	Available
Private Offices:	Yes
Conference Room:	Yes
Lunch Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes
Elevators:	No



OFFICE INTERIOR



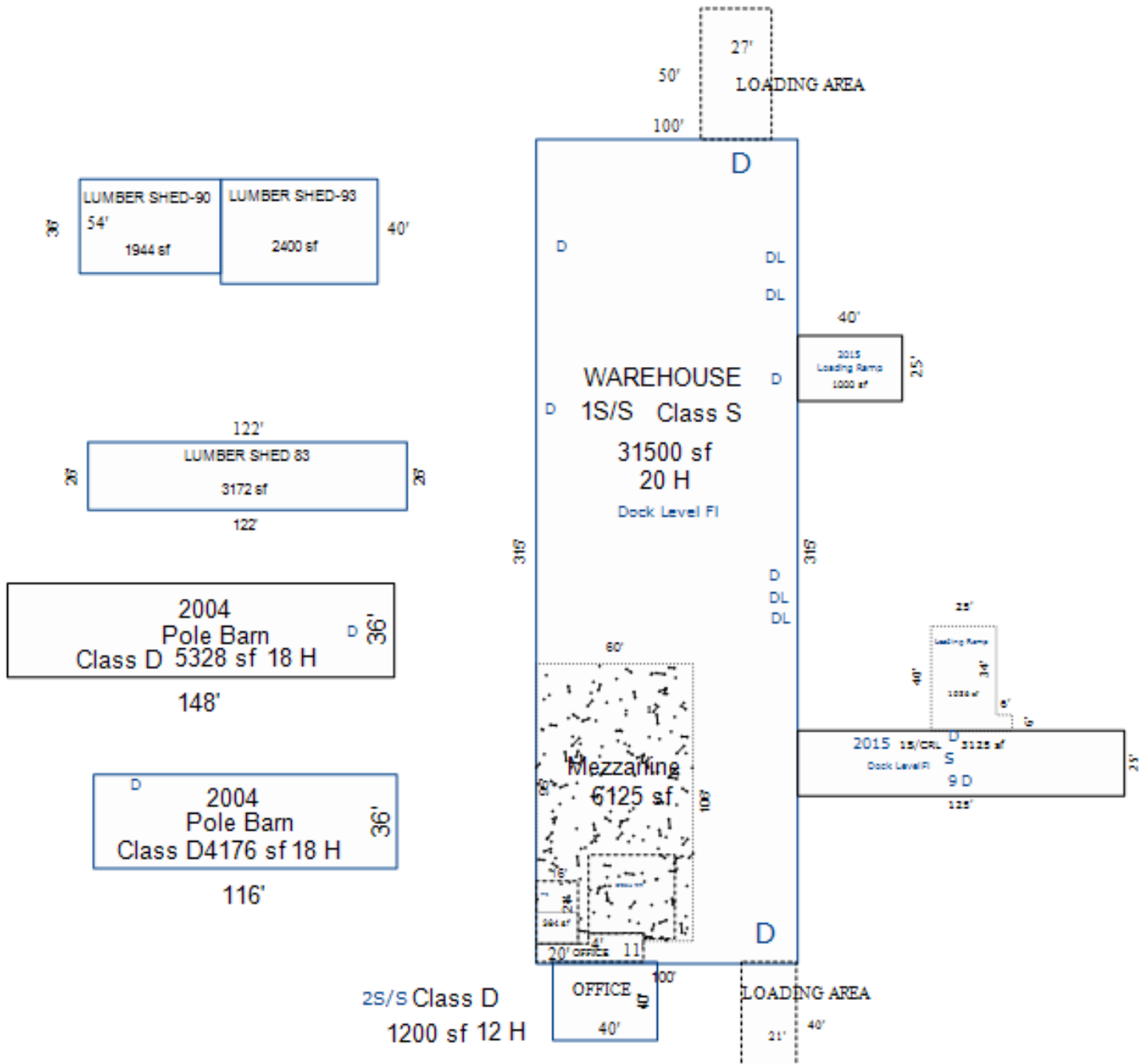
WAREHOUSE INTERIOR



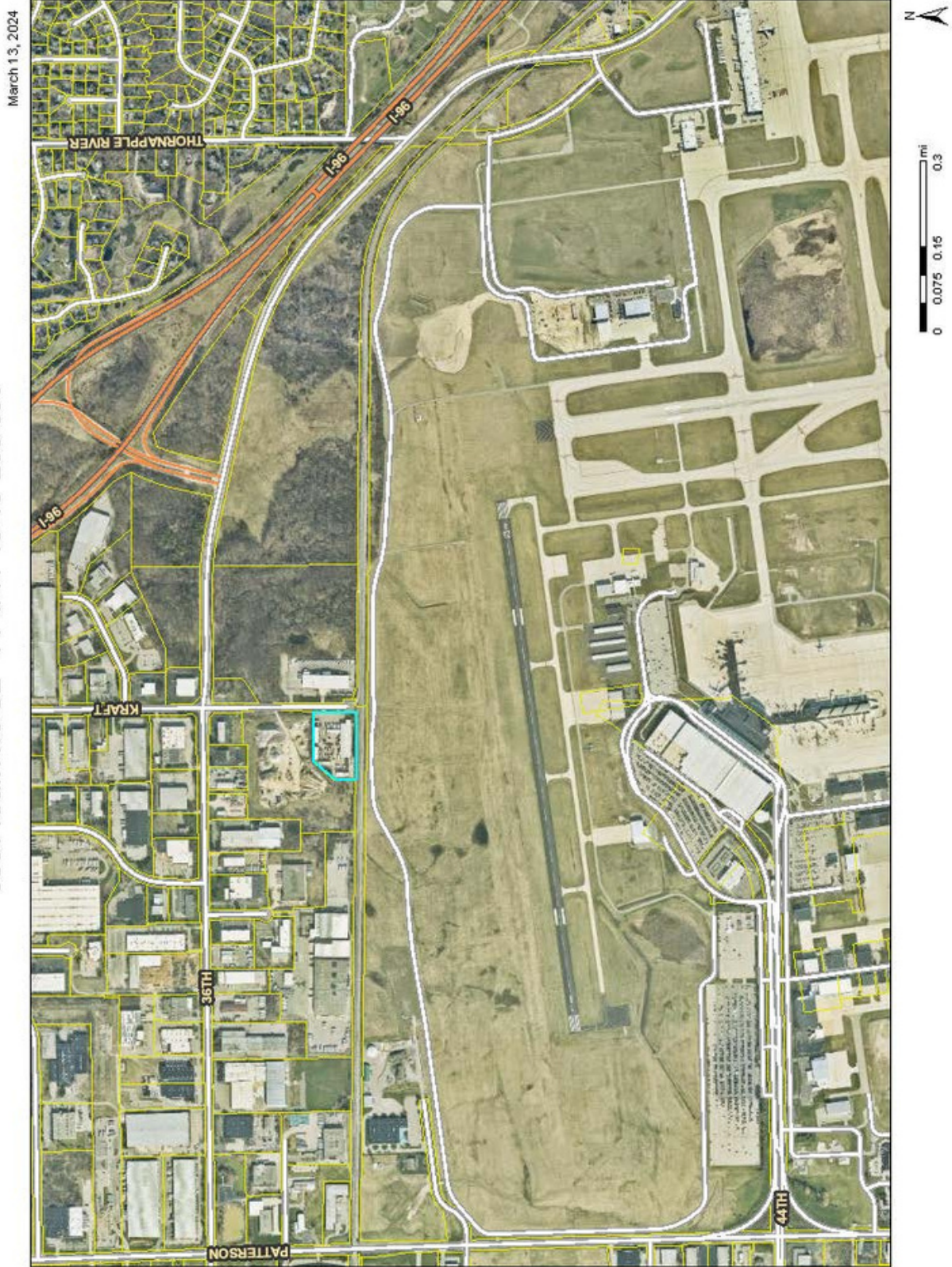
BUILDING EXTERIOR



FLOOR PLANS



3801 Kraft Ave SE - PP #41-19-19-200-036

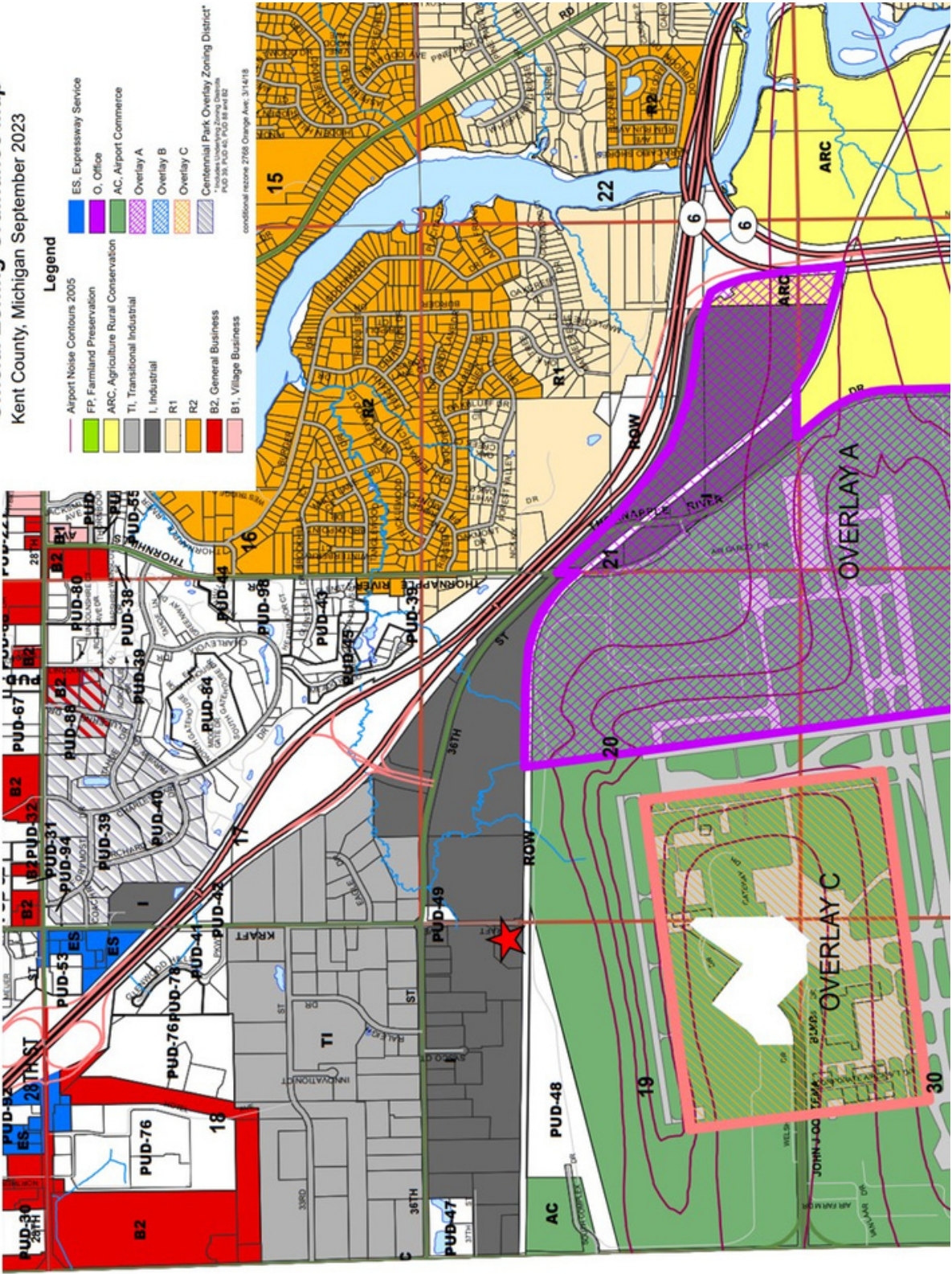


3801 Kraft Ave SE - PP #41-19-19-200-036

March 13, 2024

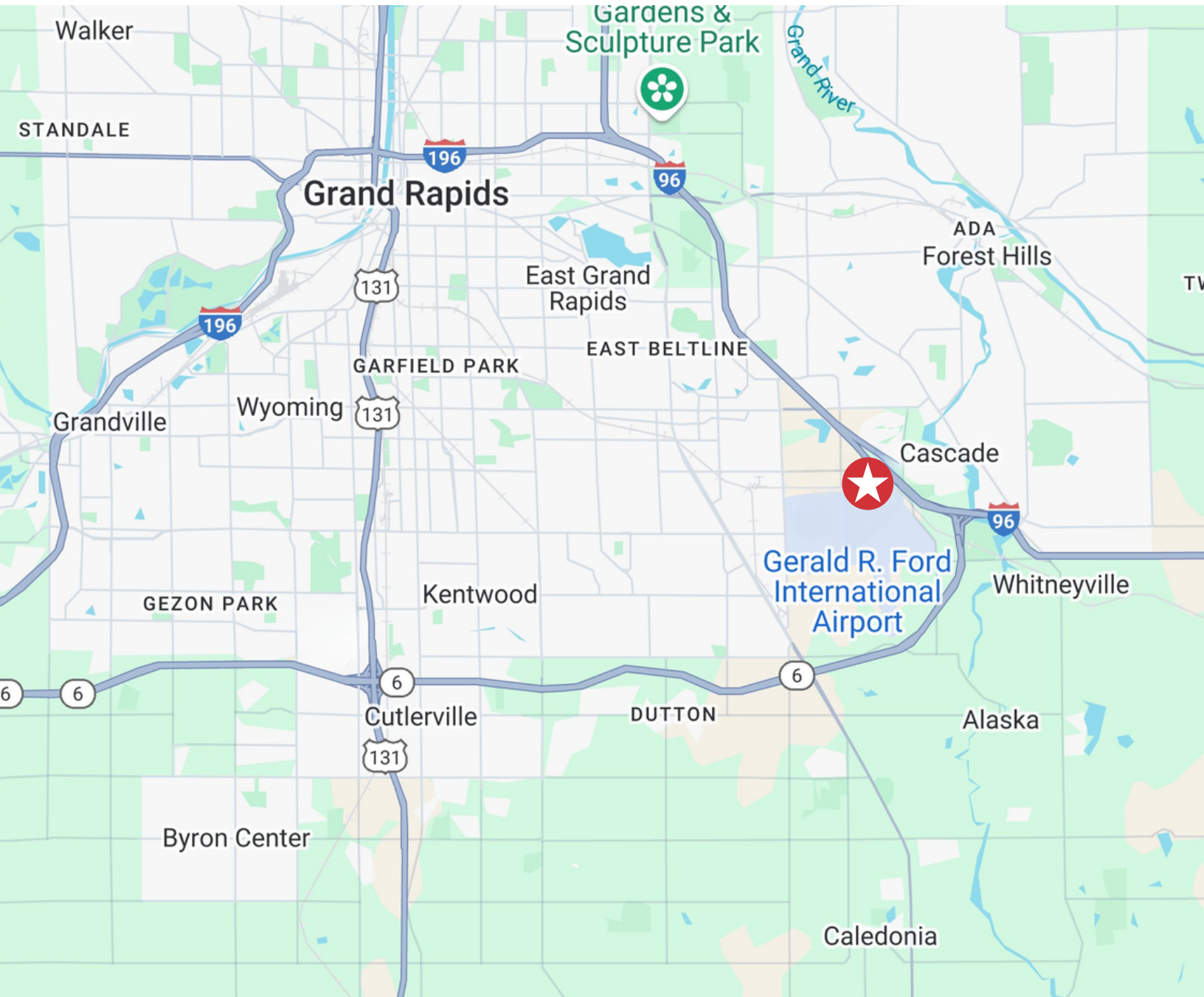


Cascade Charter Township
Official Zoning Ordinance Map
Kent County, Michigan September 2023



CITY OF KENTWOOD

LOCATION MAP



PROXIMITY

I-96	0.79 miles
US-131	8.07 miles
I-196	8.89 miles
M-6	2.38 miles
Gerald R. Ford International Airport	3.05 miles

Welcome to...

WEST MICHIGAN

Home to thriving city centers and some of Michigan's most pristine shoreline, the west central region of Michigan's Lower Peninsula is inviting and exciting.

michigan.org



GRAND RAPIDS, MI

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.



GRAND HAVEN, MI

In Grand Haven, there's something for everyone year-round. From leisurely strolls along the boardwalk to the summer spectacle of the Coast Guard Festival, boat rides on the water, delightful dining experiences, Winter Fest adventures, and serene beach relaxation, the options are endless.



HOLLAND, MI

Holland offers sandy beaches and an acclaimed downtown, merging small-town intimacy with urban conveniences. The city hosts numerous successful businesses, diverse entertainment options, 4.9 miles of Snowmelt streets, and a calendar packed with year-round events for all ages.



MUSKEGON, MI

Located 42 miles northwest of Grand Rapids, Muskegon is home to 26 miles of Lake Michigan shoreline and dunes, three state parks, endless outdoor activities, and countless other attractions.

US CITIES WITH THE BEST QUALITY OF LIFE 2024

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BUSINESS INSIDER

THE ONLY OFFICIAL COAST GUARD CITY, USA

📍 Grand Haven



BEST OF THE MIDWEST AWARD

📍 Holland

MidwestLiving

BEST SMALL CITIES FOR STARTING A BUSINESS

📍 Muskegon

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