

LEASE



INDUSTRIAL

7740 CHILDSDALE AVE NE



7740 CHILDSDALE AVE NE, ROCKFORD, MI 49341

PROPERTY OVERVIEW

Introducing, 2,500 Sf - 5,020 Sf of new construction on Childsdale Rd in Rockford, MI. Rockford Bike Shop occupies their business in half of the building. Annual Average Daily Traffic consist of 3,143-4,166 (cars per day). Property is zoned Light-Industrial but can allow select retail users. The property consists of 37 parking spaces total. Each suite is equipped with double entry doors and the opportunity to build out the suite as needed.

PROPERTY HIGHLIGHTS

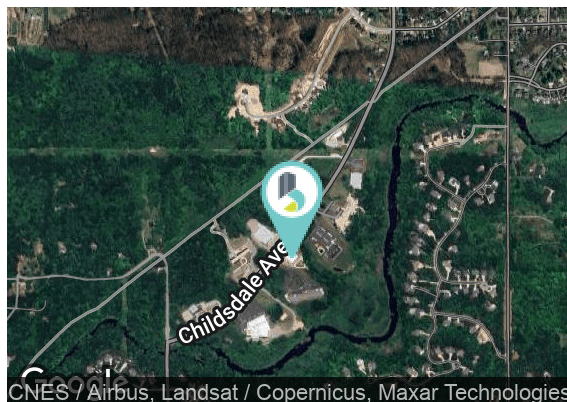
- 2,500 Sf - 5,020 Sf
- New Construction on Childsdale Rd. just south of 10 Mile Rd.
- Brown Box
- \$17.00/Sf + NNN (2025 \$4.88/Sf)
- 3,143-4,166 Annual Average Daily Traffic

LEASE
RATE

\$17.00 SF/YR (\$4.88/SF
NNN)

Available SF:

2,500 - 5,020 SF



BRADLEY COMPANY
220 Lyon St. NW, Suite 400
Grand Rapids, MI 49503
616.254.0005

JORDAN WENZEL
Advisor
616.206.7658
jwenzel@bradleyco.com

CASE OVERWEG
Vice President
616.540.4924
coverweg@bradleyco.com



BRADLEYCO.COM



7740 CHILDSDALE AVE NE, ROCKFORD, MI 49341

LEASE

INDUSTRIAL

Lease Rate	\$17.00 SF/YR + NNN
LOCATION INFORMATION	
Street Address	7740 Childsdale Ave NE
City, State, Zip	Rockford, MI 49341
County	Kent
Municipality	Plainfield Charter Township
2025 Property Taxes	\$37,866.76
	\$4.88/Sf

BUILDING INFORMATION	
Building Size	10,000 SF
Available Size	2,500-5,020 Sf
Number of Buildings	1
Year Built	2024
Grade Level Doors	0
Dock High Doors	0
Ceiling Height	
Sprinklers	No

PROPERTY INFORMATION	
Property Type	Industrial
Property Subtype	Retail
Zoning	LI
Lot Size	2.04 Acres
APN #	411002400015

PARKING & TRANSPORTATION	
UTILITIES & AMENITIES	
Water/Sewer	Municipal
HVAC	Yes
Electric	
Restrooms	1 Per Suite

JORDAN WENZEL
Advisor
616.206.7658
jwenzel@bradleyco.com

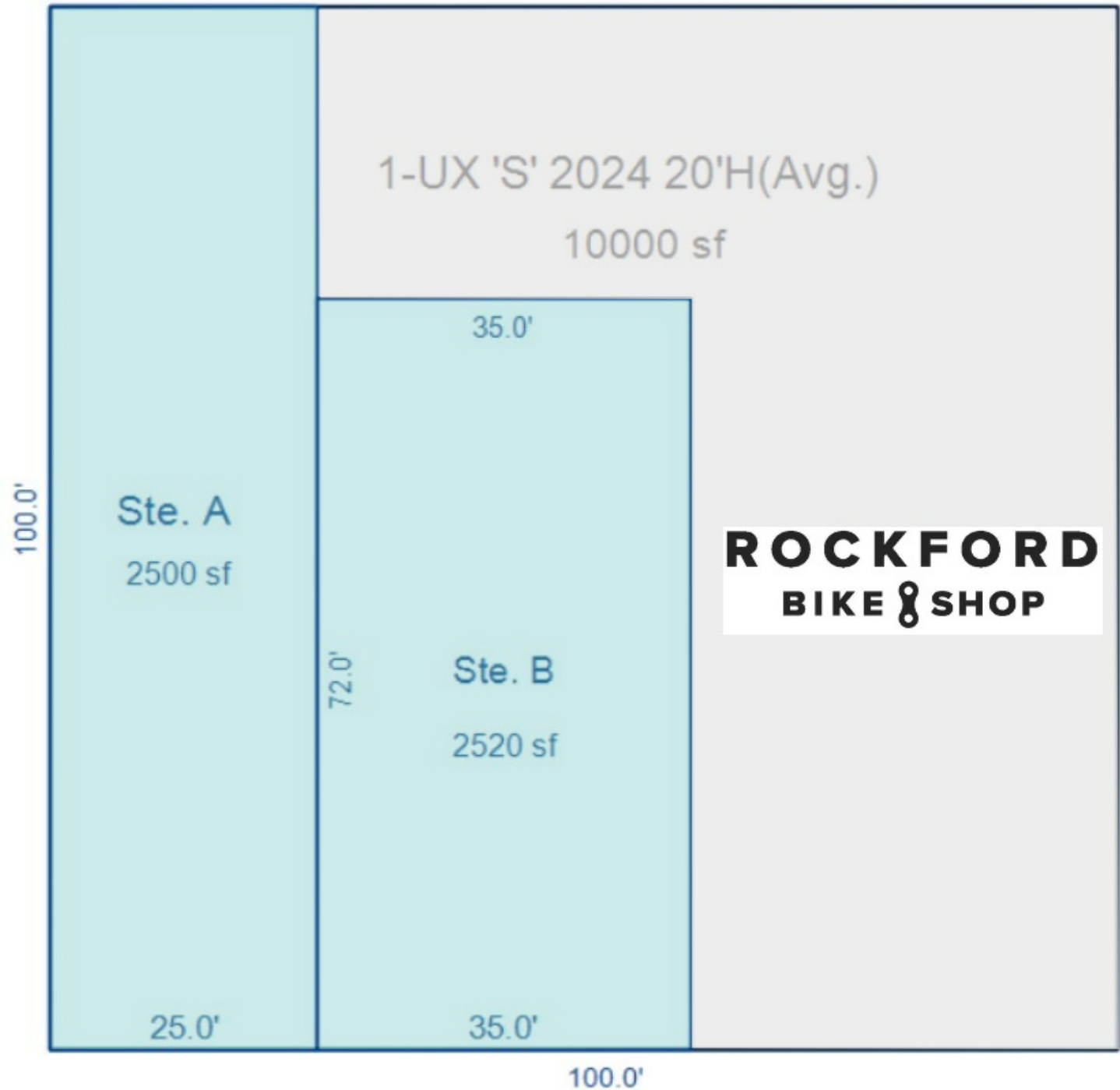
CASE OVERWEG
Vice President
616.540.4924
coverweg@bradleyco.com



7740 CHILDSDALE AVE NE, ROCKFORD, MI 49341

LEASE

INDUSTRIAL



JORDAN WENZEL
Advisor
616.206.7658
jwenzel@bradleyco.com

CASE OVERWEG
Vice President
616.540.4924
coverweg@bradleyco.com



EXTERIOR PHOTOS

7740 CHILDSDALE AVE NE, ROCKFORD, MI 49341

LEASE

INDUSTRIAL



JORDAN WENZEL
Advisor
616.206.7658
jwenzel@bradleyco.com

CASE OVERWEG
Vice President
616.540.4924
coverweg@bradleyco.com

©2025 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.



INTERIOR PHOTOS

7740 CHILDSDALE AVE NE, ROCKFORD, MI 49341

LEASE

INDUSTRIAL



JORDAN WENZEL
Advisor
616.206.7658
jwenzel@bradleyco.com

CASE OVERWEG
Vice President
616.540.4924
coverweg@bradleyco.com

©2025 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.

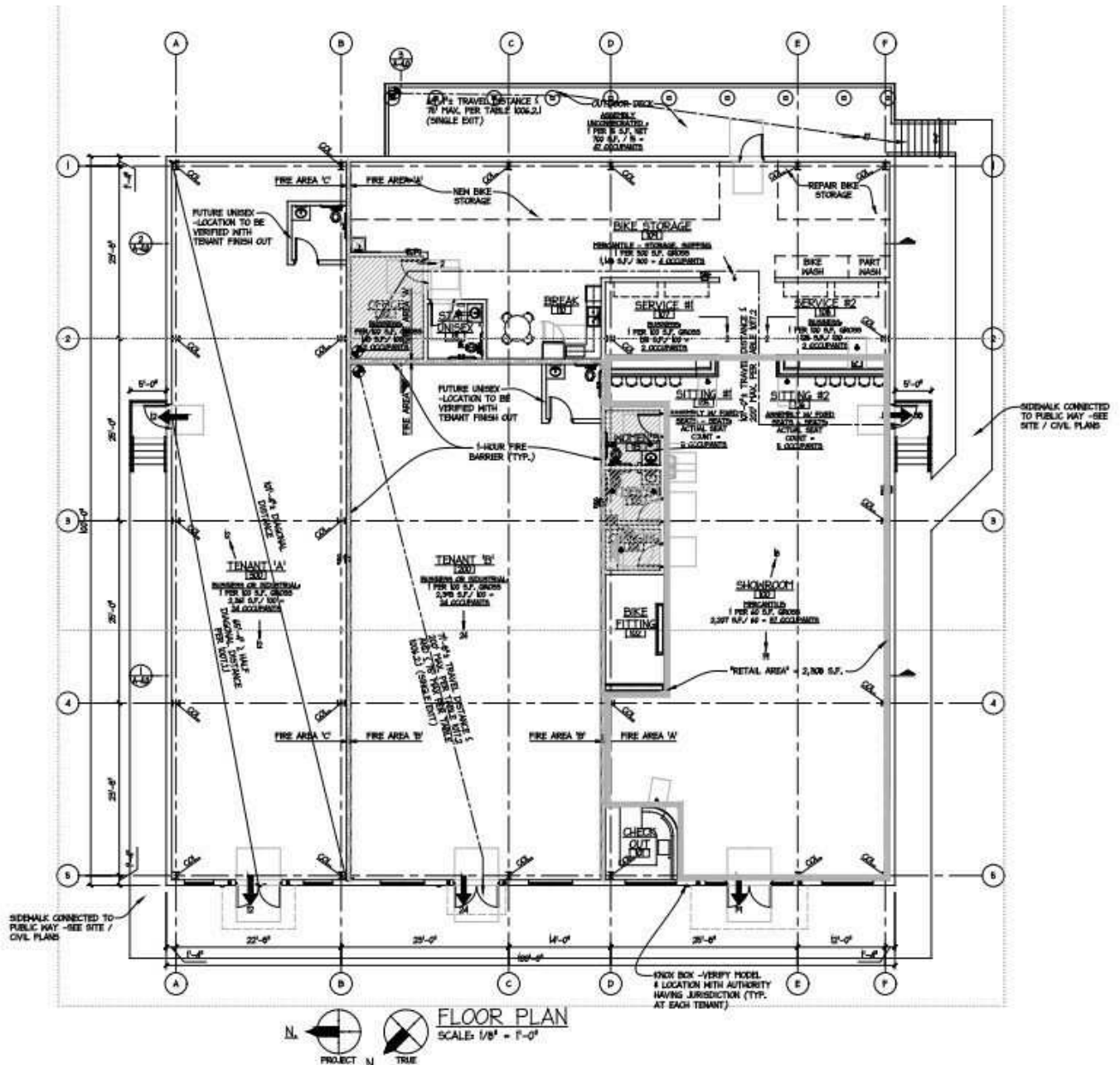


ARCHITECTURAL FLOORPLAN

7740 CHILDSDALE AVE NE, ROCKFORD, MI 49341

LEASE

INDUSTRIAL



JORDAN WENZEL
Advisor
616.206.7658
jwenzel@bradleyco.com

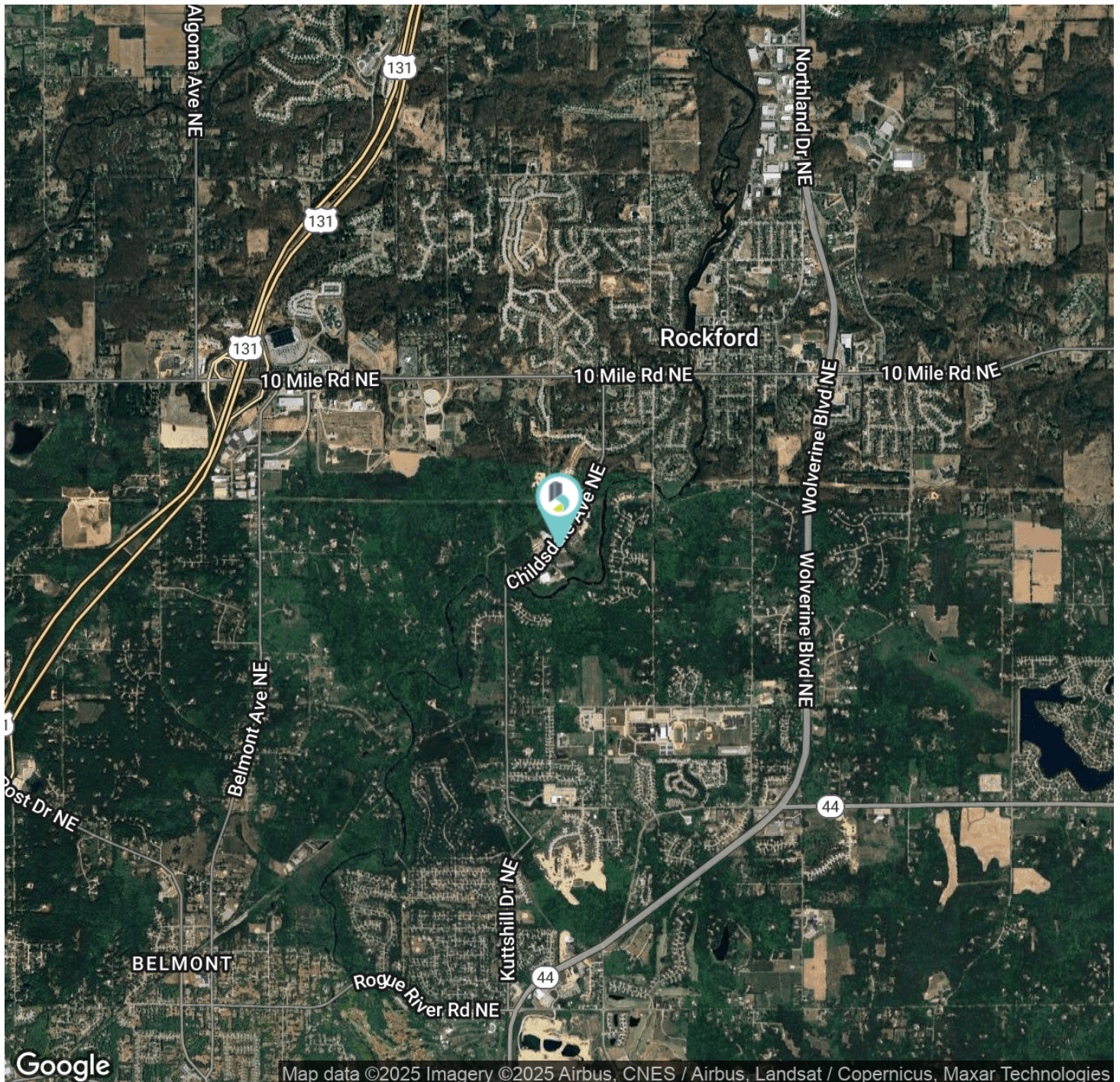
CASE OVERWEG
Vice President
616.540.4924
coverweg@bradleyco.com



7740 CHILDSDALE AVE NE, ROCKFORD, MI 49341

LEASE

INDUSTRIAL



JORDAN WENZEL

Advisor

616.206.7658

jwenzel@bradleyco.com

CASE OVERWEG

Vice President

616.540.4924

coverweg@bradleyco.com



7740 CHILDSDALE AVE NE, ROCKFORD, MI 49341

LEASE

INDUSTRIAL



JORDAN WENZEL
Advisor
616.206.7658
jwenzel@bradleyco.com

CASE OVERWEG
Vice President
616.540.4924
coverweg@bradleyco.com