

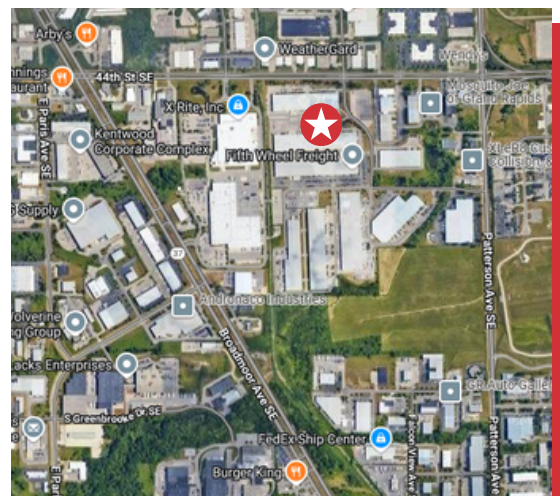
FOR SUBLEASE



**4440 44TH STREET SE
GRAND RAPIDS, MI 49512**

Industrial Space for Sublease

- Close proximity to Gerard R Ford International Airport
- Excellent for warehouse, distribution and/or manufacturing purposes
- 10 loading docks, 1 overhead door
- Small and efficient office space
- Excellent access to both M-6 and I-96 expressways
- Monument signage available



LISTING AGENT:

STUART J. KINGMA, SIOR

O: 616.575.7022 | C: 616.581.5000
skingma@naiwwm.com

STAY CONNECTED



naiwwm.com
616.776.0100

PROPERTY OVERVIEW

The available 45,000-square-foot space at 4440 44th Street SE stands out due to its exceptional loading capabilities, featuring 10 loading docks and one overhead door—an uncommon advantage for a suite of this size. This configuration provides superior logistical efficiency compared to similar spaces on the market.

The suite is in excellent condition and includes a small restroom and general office area, making it move-in ready for a variety of users.

The property also boasts ample truck maneuvering space and abundant parking for clients, customers, and employees alike. Opportunities like this are rare and tend to lease quickly.

Professionally managed by a responsive local team, this space is available for prompt occupancy

PROPERTY INFORMATION

Location:	One block west of airport entrance on 44 th Street
Total Building Size:	200,000 SF
Year Built:	1996
Acreage:	10.98 acres
Construction:	Pre-Engineered Steel
Roof:	Standing Seam Metal
Ceiling Height:	21' - 24'
Parking:	Ample
Security System:	Varies by suite
Zoning:	Industrial I-1
Municipality:	City of Kentwood
PPN:	41-18-25-201-005



SUBLEASE INFORMATION

Lease Type:	NNN
Terms:	Sublease through 9/30/2028
Landlord Provides:	Structural and Roof Repairs/Maintenance
Tenant Provides:	Tenant pays direct or pays its prorata share of the following costs: Real Estate Taxes, Insurance, Water/Sewer, Electricity, Gas, Phone/Internet, Janitorial, Refuse Removal, Snow Removal, Landscaping, Parking Lot Repairs, Non-structural Repairs & Maintenance/Replacement and Mechanical Systems Repair & Maintenance

AVAILABILITY

SUITE	RENTABLE SF	WAREHOUSE AREA	OFFICE AREA	DOCKS/DOORS	RATE/SF/YR	MONTHLY RENT	CAM/MONTH (\$1.81/PSF)	TOTAL MONTHLY RENT
Suite C	45,000 SF	43,945 SF	1,055 SF	10/1	\$4.75	\$17,812.50	\$6,787.50	\$24,600.00

UTILITIES

Electric:	Consumers Energy
Natural Gas:	DTE Energy
Sanitary Sewer:	City of Kentwood
Storm Sewer:	City of Kentwood
Water:	City of Kentwood

LEGAL DESCRIPTION

PART OF NE ¼ COM AT N ¼ COR TH S 2D 04M 40S E ALONG N&S 1/3 LINE 576.16 FT TO BEG OF THIS DESC – TH N 87D 55M 20S E 906.46 FT TH ELY 111.14 FT ALONG A 200.0 FT RAD CURVE TO LT /LONG CHORD BEARS N 72D 00M 09S E 109.715 FT/ TH N 56D 04M 59S E 50.72 FT TH SELY 80.28 FT ALONG A 300.0 FT RAD CURVE TO RT /LONG CHORD BEARS S 47D 03M 43S E 80.037 FT/ TH S 54D 43M 40S E 90.0 FT TH SELY 275.93 FT ALONG 300.0 FT RAD CURVE TO RT /LONG CHORD BEARS S 28D 22M 42S E 266.307 FT/ TH N 89D 58M 05S E 30.02 FT TO E LINE OF NW ¼ NE ¼ TH S 2D 01M 44S E ALONG SD E LINE 98.82 FT TH S 87D 55M 20S W 1331.09 FT TO N&S ¼ OF NW ¼ NE ¼ TH S 2D 01M 44S E ALONG SD E LINE 98.82 FT TH S 87D 55M 20S W 1331.09 FT TO N&S ¼ LINE TH N 2D 04M 40S W ALONG N&S ¼ LINE 393.0 FT TO BEG EX W 60 FT * SEC 25 T6N R11W 10.98 A

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.

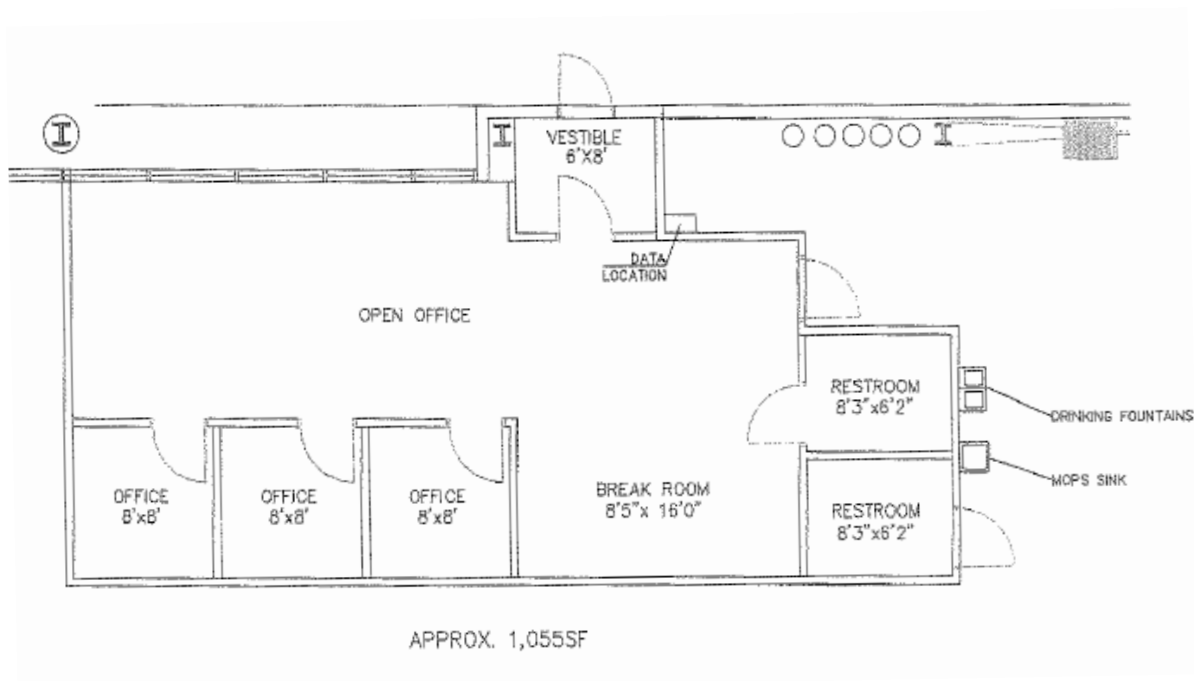
SUBLEASE SPACE OVERVIEW

WAREHOUSE INFORMATION

Warehouse SF:	43,945 SF
Floors:	One - Concrete
Air Conditioning:	Yes
HVAC:	Yes
Ceiling Height:	21' - 24'
Sprinklered:	Yes
Lighting:	LED
Electric Service:	480 volt, 400 amp, 3-phase
Column Spacing:	25' x 50'
Grade Level Doors:	1
Loading Docks:	10
Floor Drains:	No
Compressed Air:	No
Cranes:	No

OFFICE INFORMATION

Office SF:	1,055 SF
Floors:	One - Carpeted
Air Conditioning:	Yes
HVAC:	Gas/Forced Air
Sprinklered:	Yes
Ceiling Height:	24'
Lighting:	LED
Private Offices:	Yes; 3
Conference Room:	No
Break Room:	Yes
Restrooms:	Yes; 2



EXTERIOR

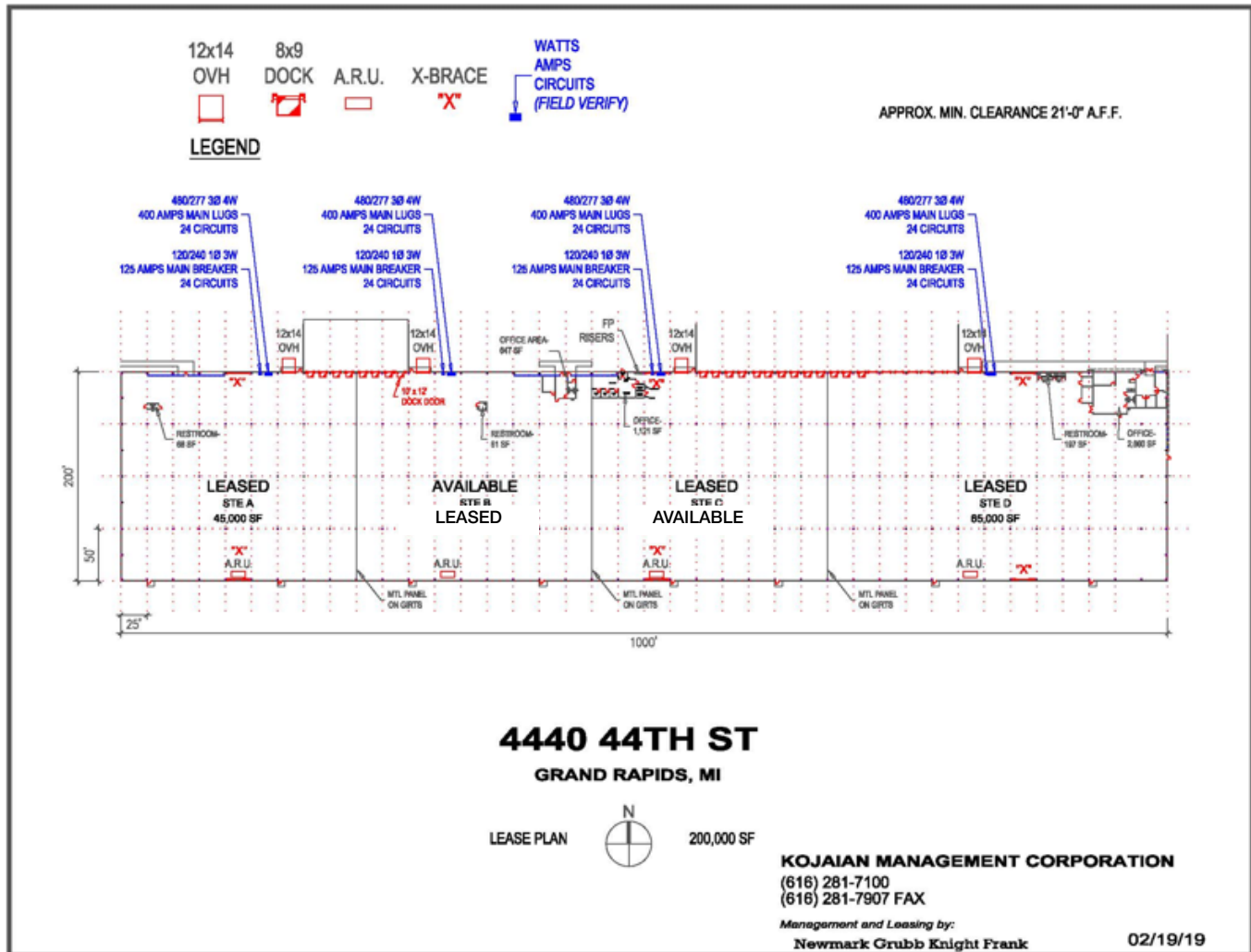






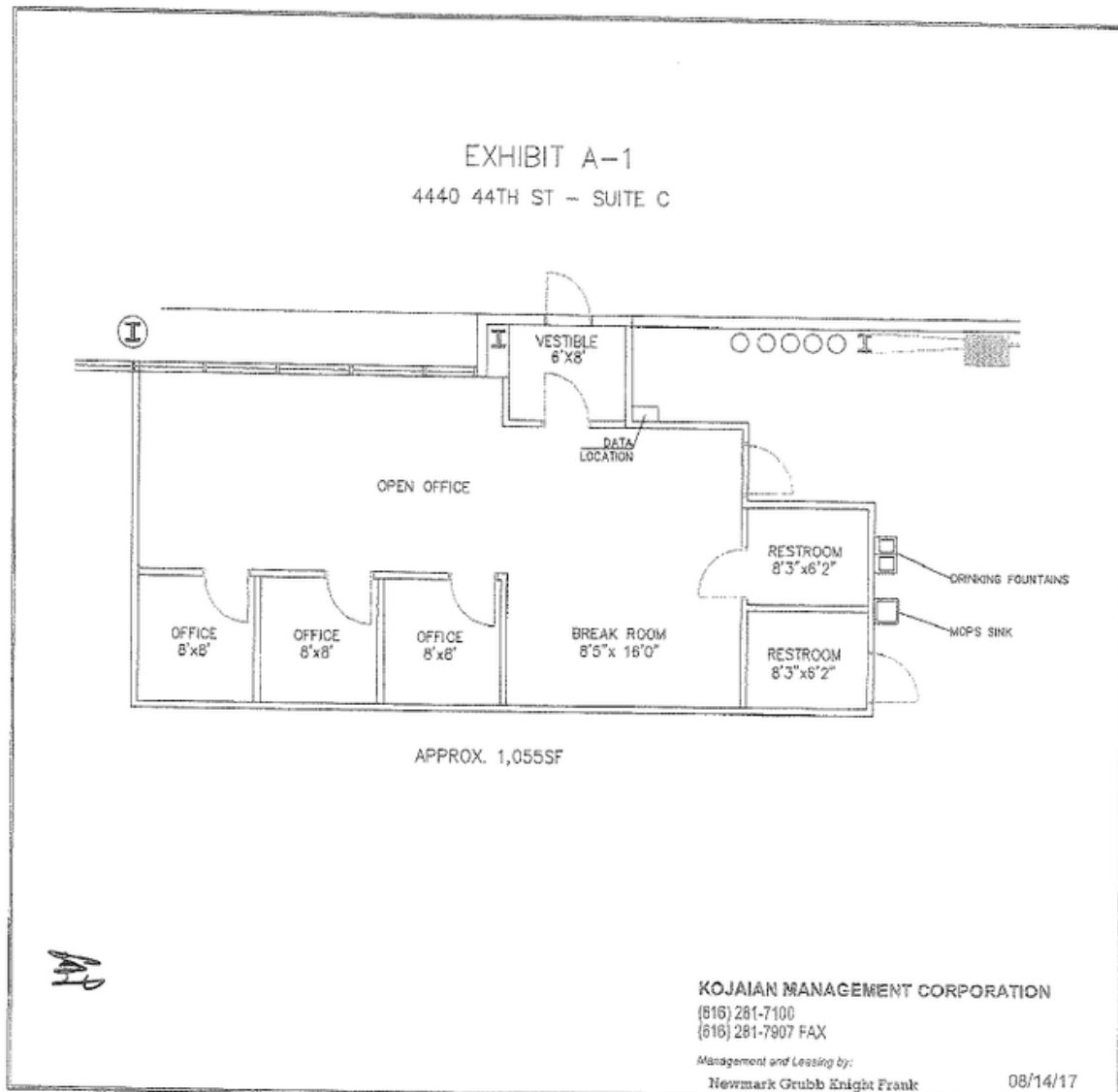
FLOOR PLAN

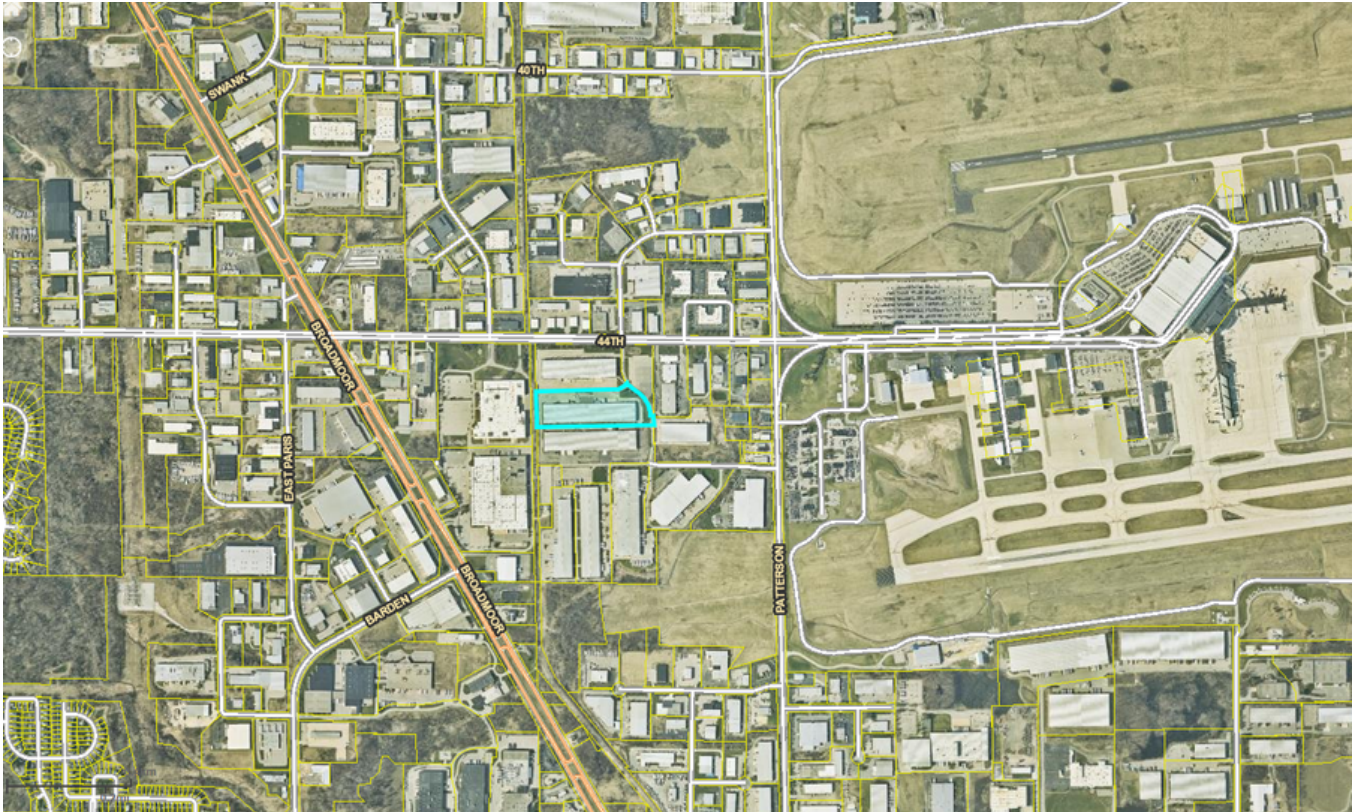
ENTIRE BUILDING

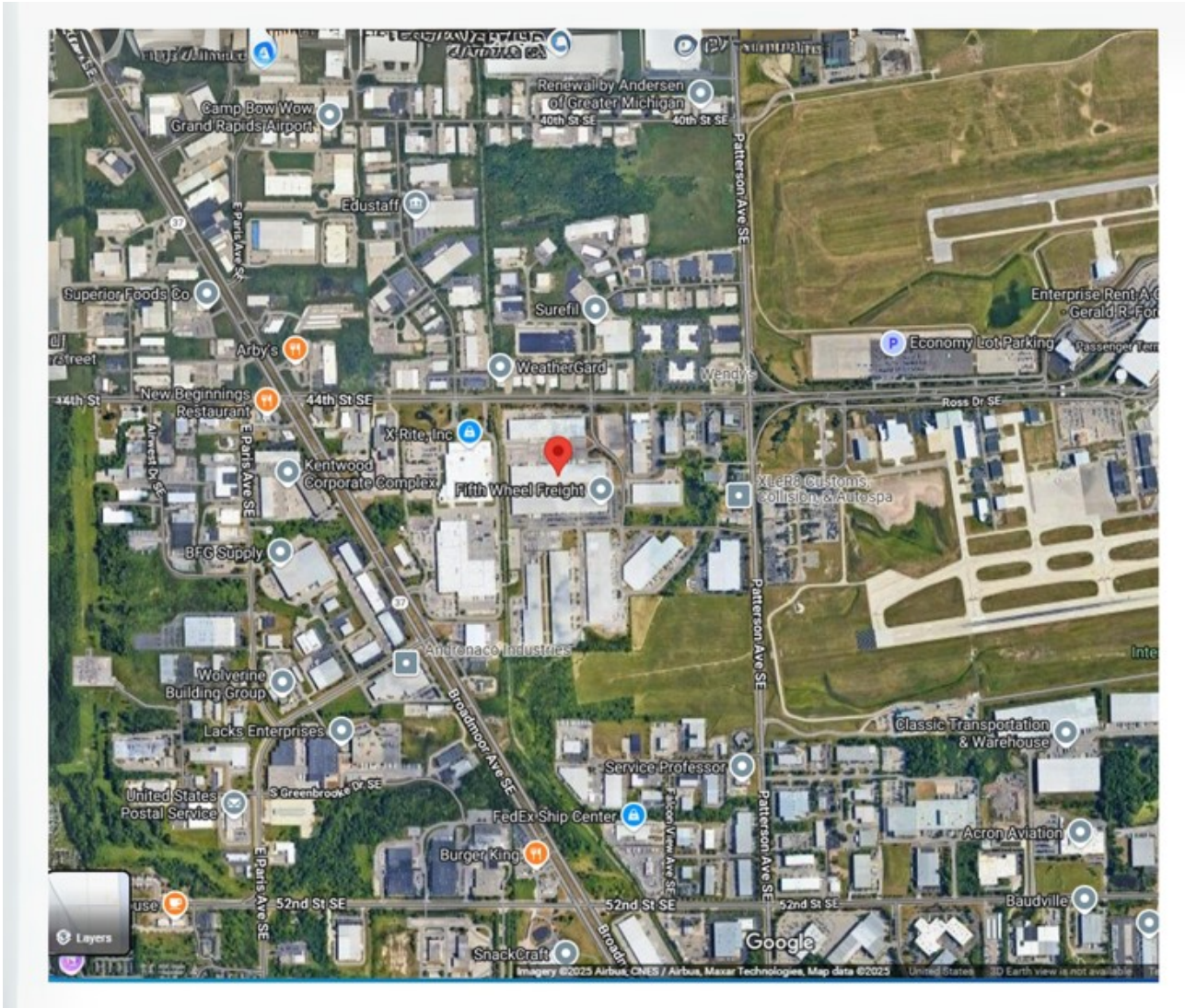


FLOOR PLAN

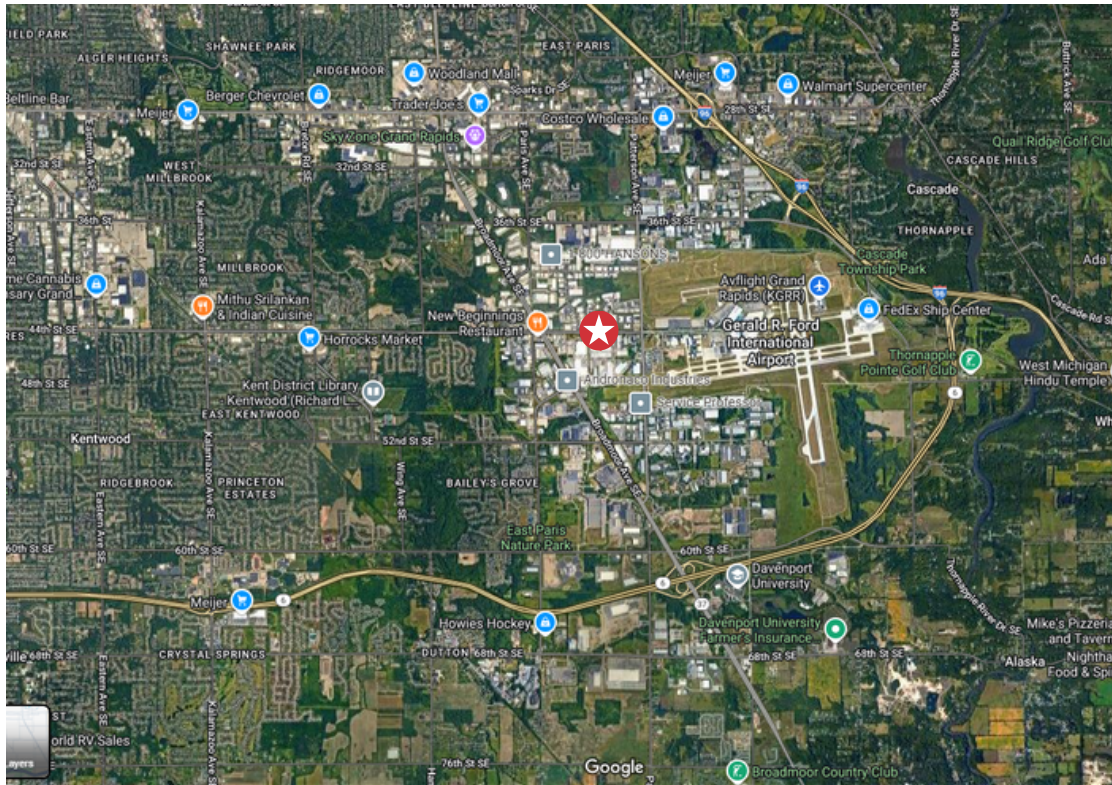
AVAILABLE SUITE











PROXIMITY

I-96	4.2 miles
US-131	6.5 miles
I-196	9.2 miles
M-6	8.3 miles
Gerald R. Ford International Airport	0.9 miles

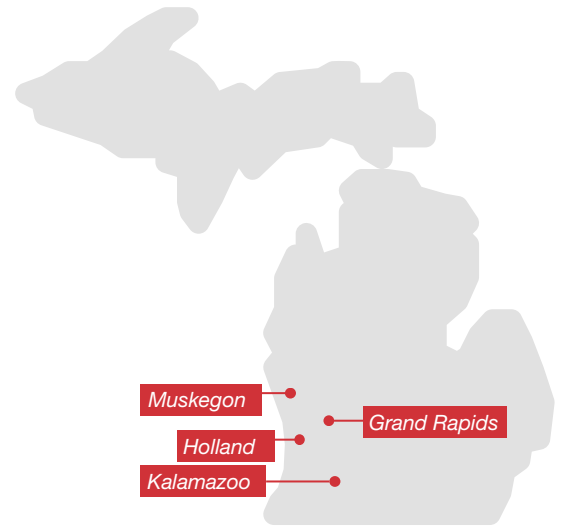
Welcome to...

WEST MICHIGAN

“

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

michigan.org



experiencegr.com

GRAND RAPIDS, MI

From world-class attractions and outdoor recreation to nationally ranked food and craft beverage scenes - Grand Rapids, MI is filled with spectacular art, live music, and endless opportunities for family fun!



visitmuskegon.org

MUSKEGON, MI

Located along the beautiful Lake Michigan shoreline, Muskegon County boasts three state parks, two major paddle sport rivers, and 26 miles of beaches. Muskegon County is the outdoor recreation hub of Michigan's sunset coast, every season of the year!



holland.org

HOLLAND, MI

Nestled into the wildly beautiful Lake Michigan shoreline and rich with its deep-rooted Dutch heritage, Holland, MI is a year-round destination known for many things - springtime tulips, summer festivals, fall orchards, winter holidays, and more!



discoverkalamazoo.com

KALAMAZOO, MI

Here you'll find a unique and exciting city vibe, but with the comfort of warm people, an easy-going pace of life, and truly beautiful countryside. With abundant lakes, trails, and parks and a walkable downtown that boasts the nation's first outdoor pedestrian shopping mall, there's a tailored experience for every interest.

NO. 8 ON AMERICA'S BEST TOWNS TO VISIT IN 2024

📍 Grand Rapids, MI

CNN

MICHIGAN'S LARGEST WATER & AMUSEMENT PARK

📍 Michigan's Adventure

PURE MICHIGAN

BEST PLACES FOR BUSINESS AND CAREERS

📍 Holland, MI

Forbes

150 BEST PLACES TO LIVE IN THE U.S.

📍 Kalamazoo, MI

U.S. News