

70,275 – 138,421 SF Available



Unique, Multi-Tenant Opportunity

For Lease

4300 36th Street SE | Kentwood, MI
37 Acres | 632,000 SF Building

 **JLL** SEE A BRIGHTER WAY

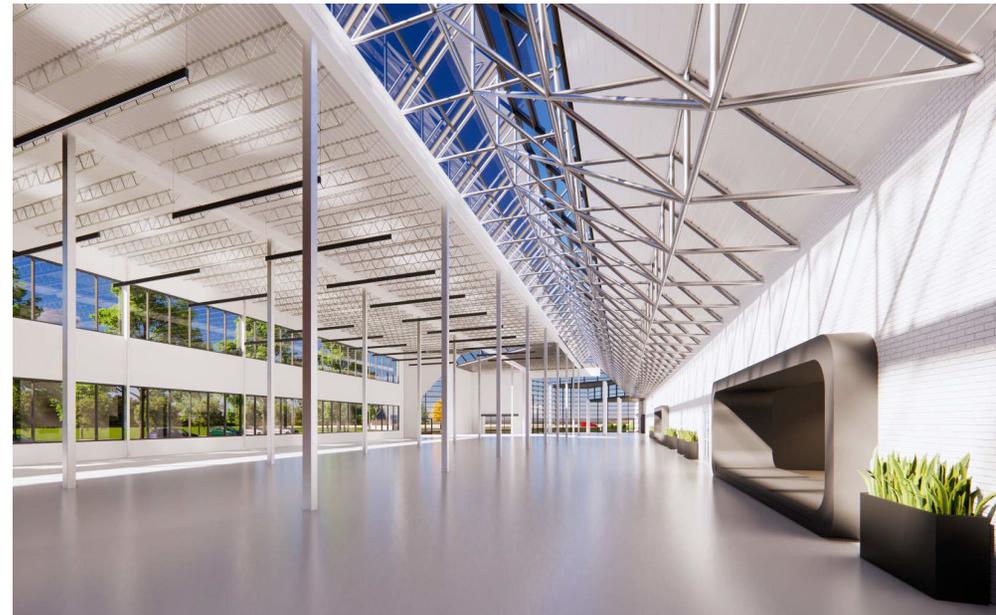
4300 36th Street SE / Kentwood

Property overview

This unique, multi-tenant building offers over 632,000 square feet of warehouse and manufacturing space. A former manufacturing headquarters, 4300 36th Street sits on 37 acres in the heart of Kentwood, Michigan.

The facility is a great option for both distribution and manufacturing users, 4300 36th Street is positioned as one of the most unique assets in the Kentwood area by both size and amenities.

- Heavy Electrical (3 feeds ranging from 2,000 - 3,000 AMP)
- 34 dock doors
- 11 overhead doors
- 75HP fire pump
- Column spacing 35'x28'
- Ceiling height 18-32'
- Parking for over 400 vehicles
- 17,000 SF High Bay Design Showroom



Strategic location

Site is within close proximity to several area interstate interchanges and Gerald R Ford International Airport.

- 2.2 Miles**
Gerald R Ford International Airport
- 3.5 Miles**
I-96
- 4.0 Miles**
M-6
- 7.0 Miles**
I-31
- 5.1 Miles**
Amazon Facility



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Site plan

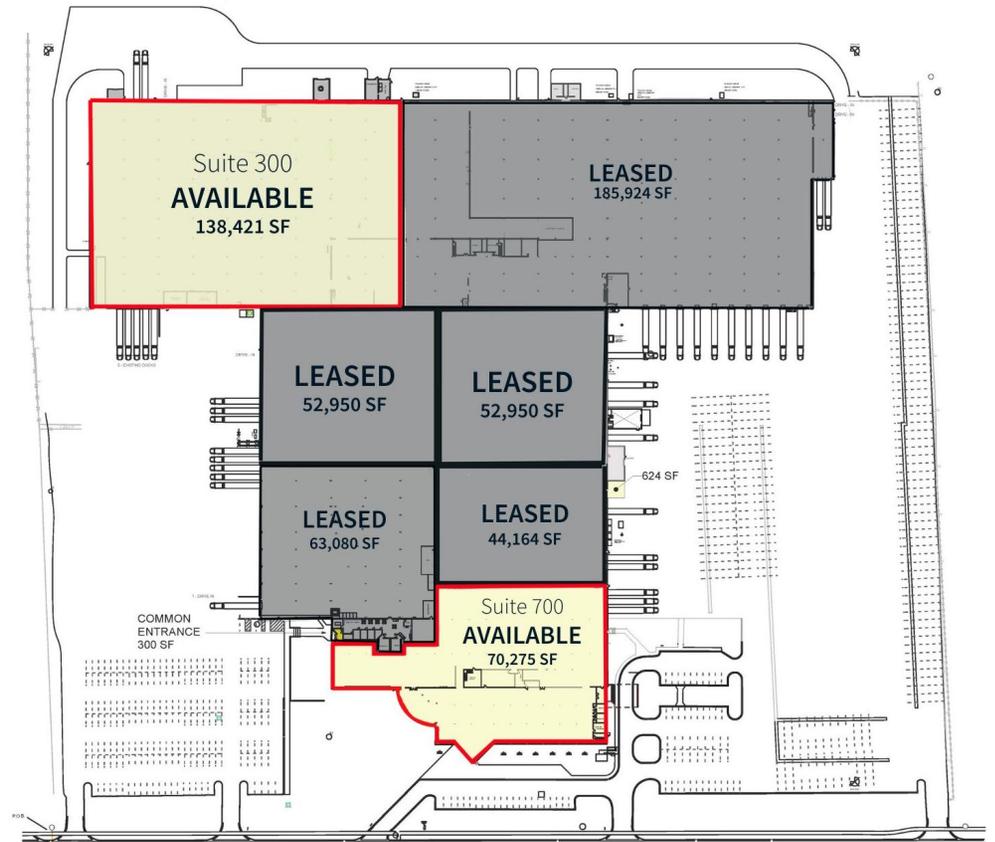
- Ample onsite parking
- 37-acre lot
- 200+ trailer parking
- 230 parking spaces
- Rail access possible
- Convenient access off 36th Street
- Situated in ideal business location near impressive roster of surrounding tenants



Available Space

The existing floor plan is divided to accommodate multiple tenants. These spaces will include a mix of open floor plates, industrial and manufacturing spaces, office space and tenant amenities.

Suite	Use	SF	\$/SF	Ceiling Clear	Docks	OH Doors
300	Ind	138,421	\$6.55	30'	9, 2 interior	2
700	Ind	70,275	\$6.40	22'	3	1



Why Grand Rapids?

Since its introduction as the Furniture City in 1876, West Michigan has been a leading center for quality, technical expertise and innovation. The economy has since diversified beyond its furniture beginnings and is now a center for manufacturing excellence, life science discovery and technological innovation.

Grand Rapids is home to one of the nation's largest and most diverse manufacturing sectors and leads the nation in plastics, bio-pharmaceuticals, medical devices, production technology, automotive and more.

Advanced Manufacturing

2,500+

Manufacturers

\$6.7B

Annual exports

Food Processing & Agribusiness

13.3%

Industry growth rate
(National Avg. 9.4%)

1.94

Location Quotient

Life Sciences & Medical Devices

18.5%

Industry growth rate
(National Avg. 9.4%)

130

Medical Device
Companies

Information Technology & Communications

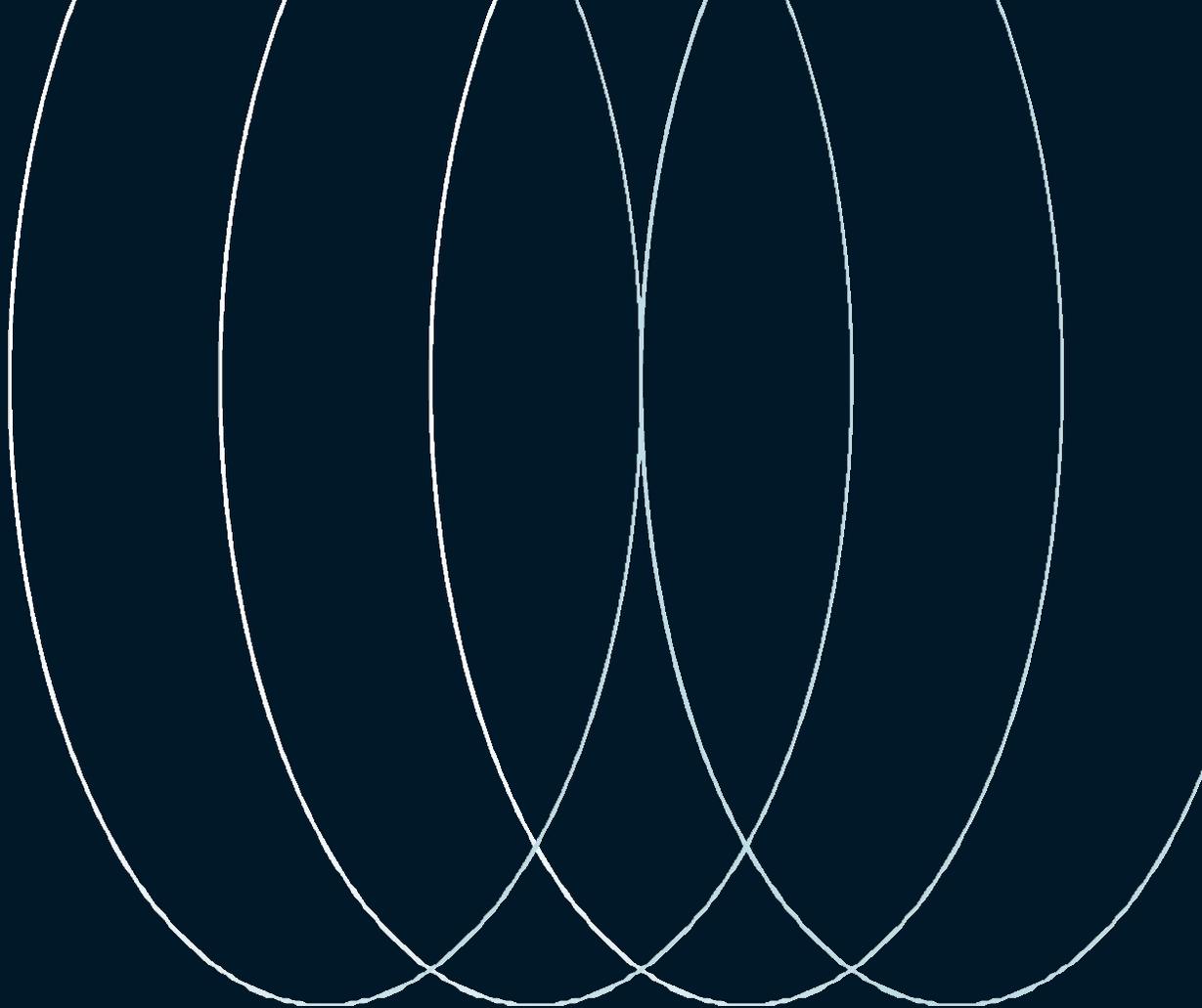
13.5%

Industry growth rate

30.0%

Below national avg for
unemployment costs





For more information:

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