




Unique, Multi-Tenant Opportunity

For Lease

4300 36th Street SE | Kentwood, MI
37 Acres | 618, 805 SF Available

 **JLL** SEE A BRIGHTER WAY

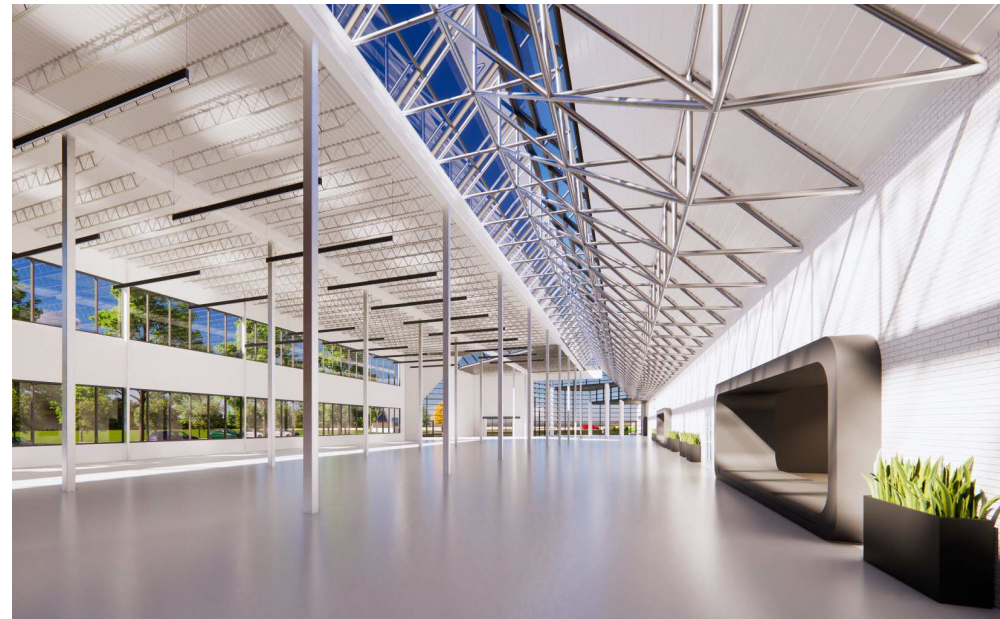
4300 36th Street SE / Kentwood

Property overview

This unique, multi-tenant building offers over 600,000 square feet of warehouse and office space. A former manufacturing headquarters, 4300 36th Street sits on 37 acres in the heart of Kentwood, Michigan and features campus-like amenities including an abundance of parking, conference rooms and a cafe space.

Ideal for distribution users, 4300 36th Street is positioned as one of the most unique assets in the Kentwood area by both size and amenities.

- Interior coil steel loading/unloading dock
- Electrical: 3 feeds (3,000 AMP, 2,500 AMP, 2,000 AMP)
- 27 dock doors
- 11 overhead doors
- 75HP fire pump
- 200+ trailer parking
- 230 parking spaces
- Column spacing 35'x28'



4300 36th Street SE / Kentwood

Strategic location

With close proximity to area highways, 4300 36th Street is ideally located for distribution users - and also for tenants and employees. This property offers convenience both on- and off-site.

2.2 Miles

Gerald R Ford International Airport

3.5 Miles

I-96

4.0 Miles

M-6

7.0 Miles

I-31

9.6 Miles

Amazon Facility



4300 36th Street SE / Kentwood

Site plan

The existing floor plan will be divided into six (6) spaces to accommodate multiple tenants. These spaces will include a mix of open floor plates, industrial and manufacturing spaces, office space and tenant amenities.

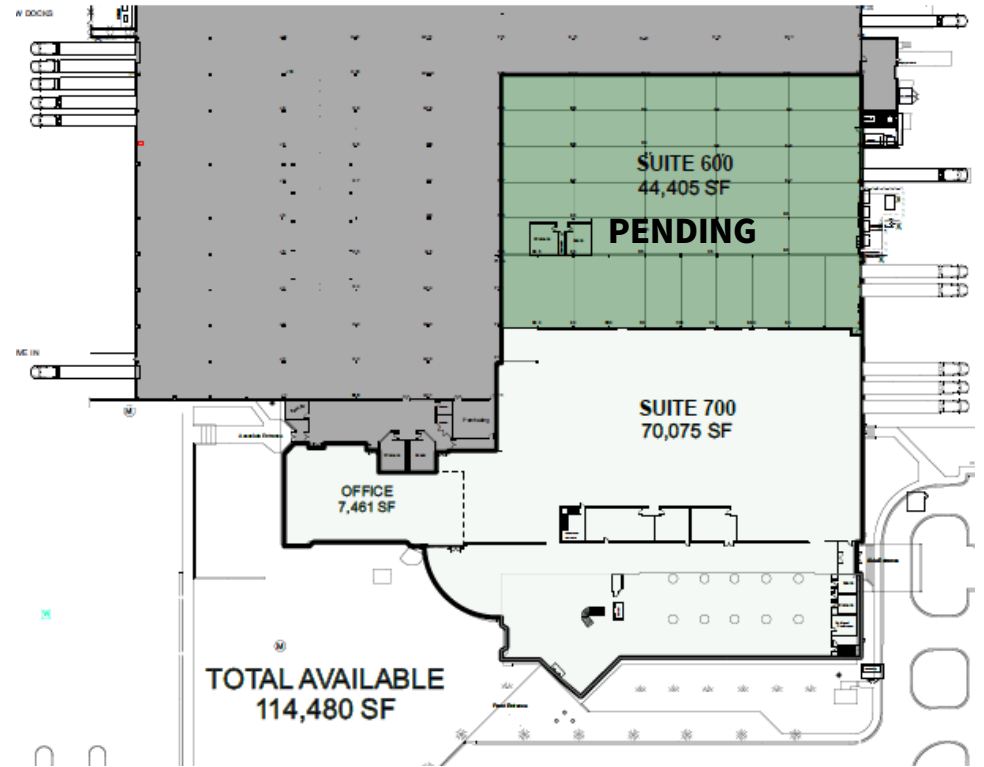
- Ample onsite parking
- 37-acre lot
- Convenient access off 36th Street
- Situated in ideal business location near impressive roster of surrounding tenants



Multi-tenant plan

The existing floor plan will be 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
600 Pending	Ind	44,405	\$6.00	22'	3	0
700	Ind	70,075	\$6.40	22'	3	1
600 & 700	Ind	114,480	\$6.25	22'	6	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:

JLL Grand Rapids
15 Ionia Ave SW, Suite 360
Grand Rapids, MI 49503

Bob Horn
Executive Vice President
+1 616 649 3533
bob.horn@jll.com

www.jll.com/grandrapids

Lic. Real Estate Broker

© 2024 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.