



**Industrial Cross-Dock Facility Near US-131 & 28th Street/M-11**

Position your operation for efficiency in this highly functional industrial cross-dock facility featuring 30 loading docks, including one dock that also serves as a drive-in door. With more than 9,000 square feet of warehouse space, ceiling heights reaching up to 22 feet clear, and over 1,400 square feet of office area, the property is well-suited for distribution, logistics, fleet support, last-mile delivery, warehousing, and service-oriented industrial users.

The site spans more than 2 acres and offers strong exterior functionality, including a large asphalt front parking lot and a fully fenced asphalt rear yard with additional room for semi-trailer parking, fleet staging, outdoor storage, or operational overflow. The combination of abundant dock access, secure yard area, and flexible warehouse/office layout creates an efficient platform for businesses requiring fast inbound and outbound movement.

Located just off 28th Street and only one block from the US-131 and 28th Street (M-11) interchange, the property provides exceptional regional connectivity throughout the Grand Rapids and West Michigan market. This strategic location supports convenient access to major commercial corridors, workforce centers, suppliers, customers, and surrounding communities.

Suite	Size	Monthly Rent SF/YR	Monthly CAM SF/YR	Total Monthly
2655	10,644 sq. ft.	\$3.50	\$1.50	\$4,435.00

**Property Highlights:**

- Industrial cross-dock configuration with 30 loading docks
- One loading dock also functions as a drive-in door
- More than 9,000 sq. ft. of warehouse space
- Ceiling height up to 22 ft. clear
- Over 1,400 sq. ft. of office space
- Excellent location near 28th Street & US-131
- Large outdoor storage area



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Exterior:



***Interior:***





**Map:**

