

3195 N Wilson Dr NW
Walker MI 49534



Up to
203,380
Square Feet

 **\$3.50-\$7.95**
Lease Rate/SF

 **NNN**
Lease Type

FOR SUBLEASE

The property located at 3195 N Wilson Drive NW is a 203,380 SF Class A manufacturing facility. The building is comprised of 176,520 SF of industrial space and 26,860 of office area. The property features up to 13 docks, 2 drive-in doors, 28'-40' clear heights, ample parking, excellent two story office space, and has visibility from I-96. The building has 9,000 amps of 480v/ 3-phase power, airlines, climate conditioned sections, approximately 200 parking spaces, and some outside storage area.

CONTACT

STEVE MARCUSSE SIOR, CCIM
direct 616 327 2613
mobile 616 450 1669
Steve.Marcusse@AdvantageCRE.com

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Walker MI 49534

LEASE SNAPSHOT

Up to
203,380 SF
Suite For Lease

\$3.50-\$7.95
Lease Rate/SF

NNN
Lease Type

SUITE SNAPSHOT

28'-40"
Clear Height

9,000
Amps

LI
Zoning

LEASE INFORMATION

Available Suite	Entire Building	Warehouse
Available Area	203,380 SF	100,000 SF
Docks Doors (14'x14')	13 2	8 2
Ceiling Height Clear Height	30'-42' 28'-40'	30'-42' 28'-40'
Lease Rate/SF	\$7.95	\$3.50
Lease Rate/Month	\$134,739.25	\$29,166.67
NNN Expenses/SF	\$1.45	\$1.45
Total Rent/Month	\$159,314.33	\$41,250.00
Date Available	Quarter 1, 2026	1/1/2026
Lease Type	NNN	NNN
Lease Term	22 months	22 months
Sublease Expiration	7/31/2027	7/31/2027
Lessor Pays		Roof and Structural
Lessee Pays	All expenses including but not limited to: utilities, refuse and snow removal, taxes and insurance, mechanical systems and building/grounds maintenance.	

WAREHOUSE INFORMATION

Warehouse/Manufacturing Area	176,520 SF
Column Spacing	26' x 52'6"
Ceiling Height	30' - 42'
Clear Height	28' - 40'
Cranes	1 20-Ton, 3 10-Ton
Fire Suppression	ESFR with Diesel Pump at 175 PSI
Floor Drains	Yes
Air Lines	Yes
Power (Amps Volts)	9,000 Amps 480v/3-Phase
Backup Generator	Yes
Heating	Gas Forced Air
Air Conditioning	Yes - Sections
Shop Office	Multiple
Breakroom/Kitchen	Yes
Restrooms	Multiple

OFFICE INFORMATION

Office Area	26,860 SF
Ceiling Height	9'
Private Offices	27
Conference Room(s)	5
Telcom Room	Yes
Breakroom/Kitchen	Space Seats 100
Restrooms	4

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BUILDING SNAPSHOT



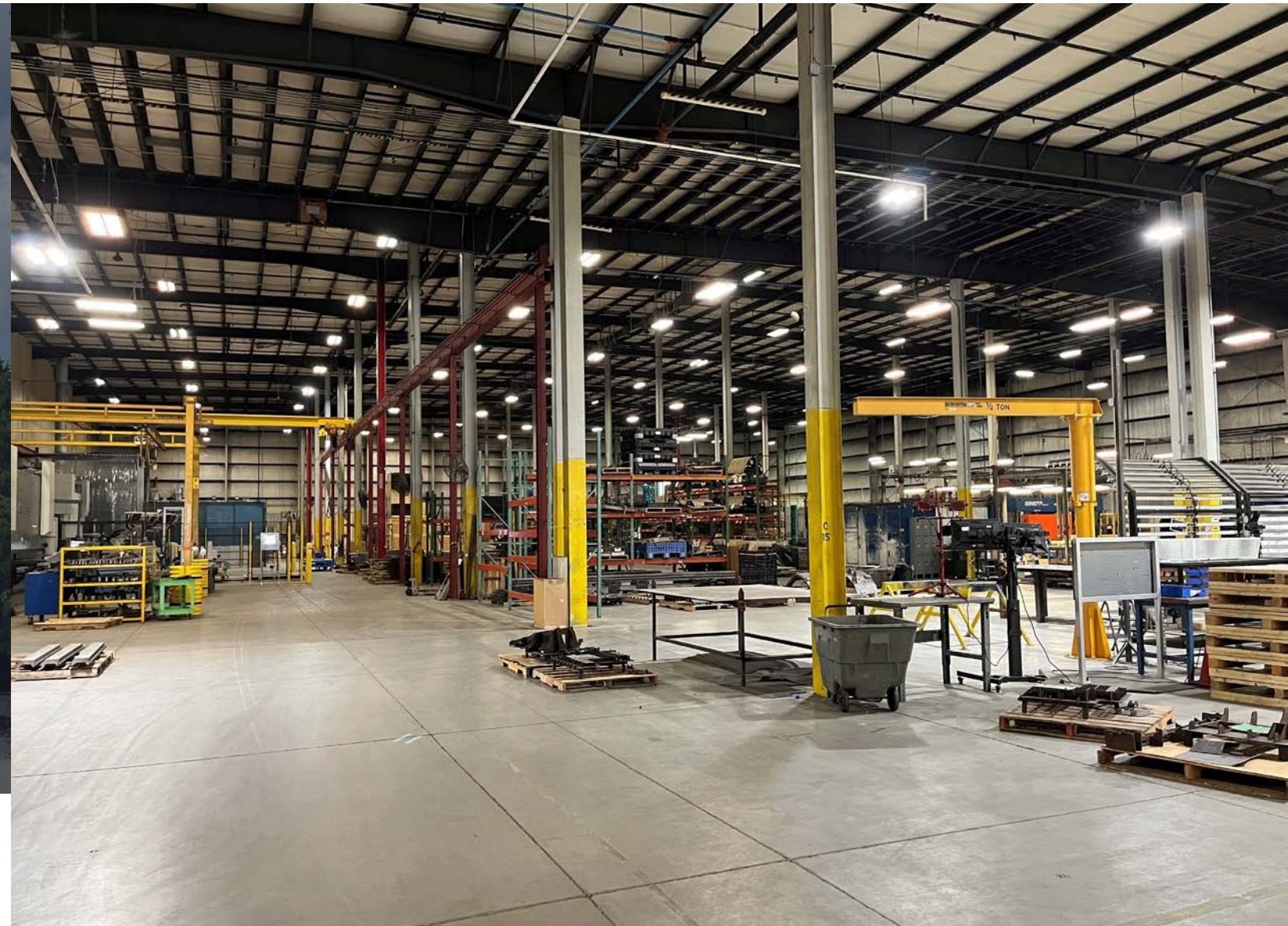
203,380 SF
Total Building



10.94
Acres



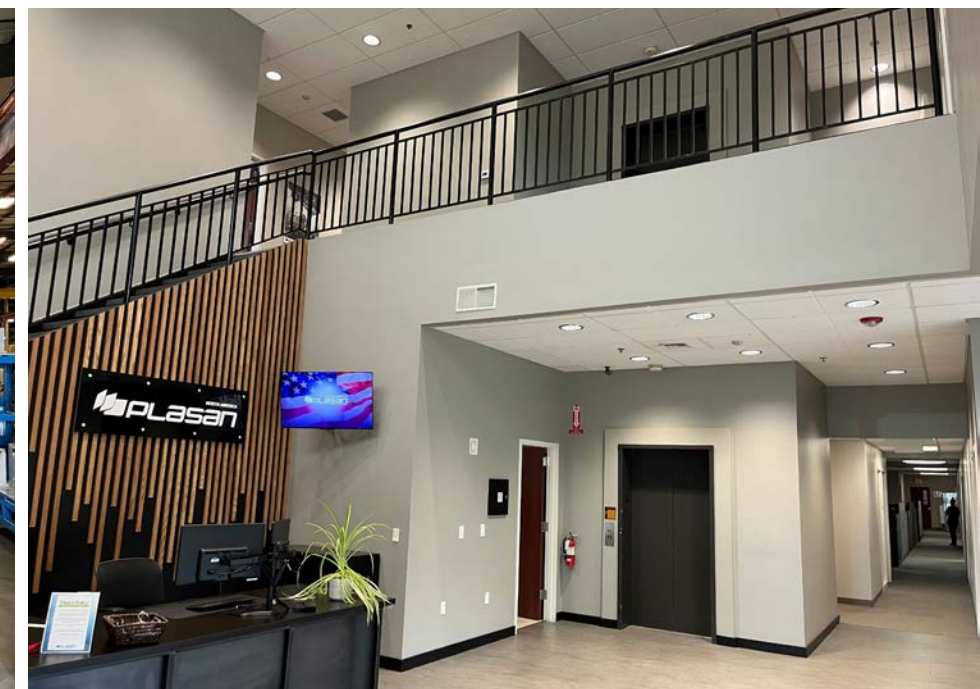
1999
Year Built



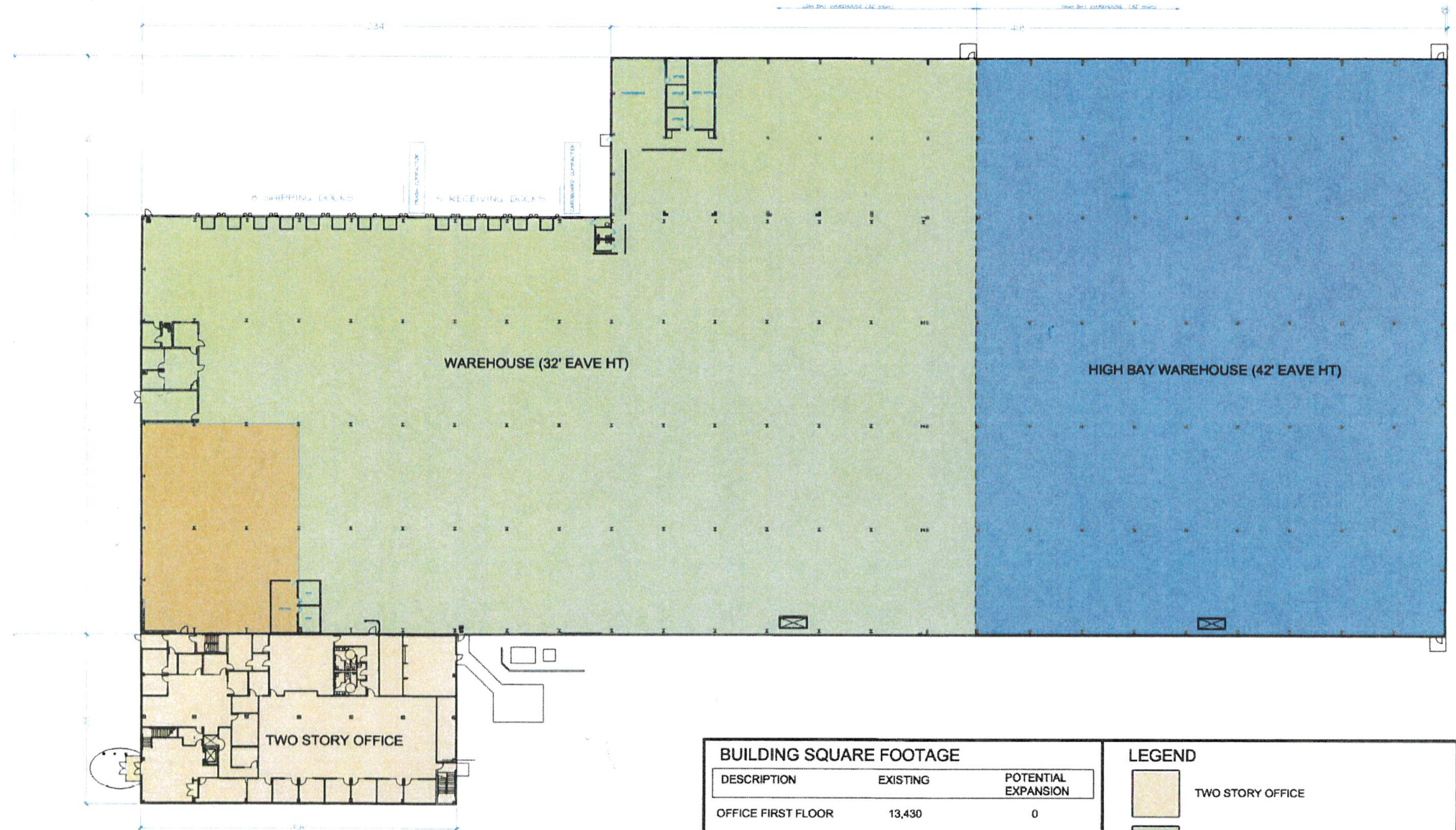
BUILDING SPECIFICATIONS


Total Building	203,380 SF
Acreage	10.94 Acres
Parcel Number	41-13-06-151-007
Year Built	1999
Year Renovated	2012
Elevator(s)	Yes
Railroad Siding	No
Construction	Block & Steel
Roof	Standing Seam
Column Spacing	Various
Ceiling Height	30'-42'
Clear Height	28'-40'
Fire Suppression	ESFR
Security System	Yes





Heating	Yes
Air Conditioning	Yes
Lighting	LED
Driveway Surface	Asphalt
Parking Spaces	200+
Expandable	No
Outside Storage	Minimal
Zoning	Light Industrial
Taxing Authority	City of Walker
Gas	DTE Energy
Telephone	Multiple Providers
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Municipal



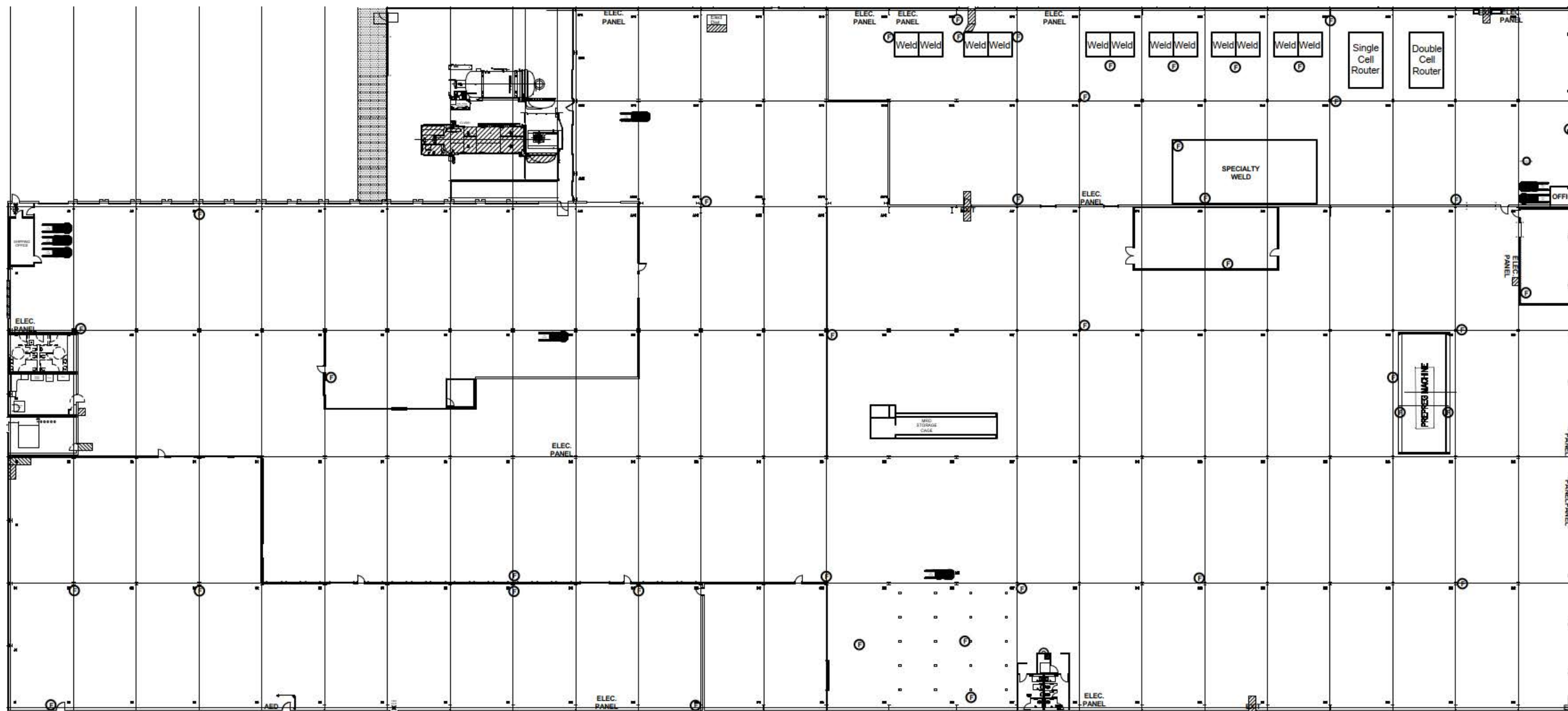
FIRST FLOOR PLAN



 FIRST FLOOR PLAN

BUILDING SQUARE FOOTAGE			LEGEND	
DESCRIPTION	EXISTING	POTENTIAL EXPANSION		TWO STORY OFFICE
OFFICE FIRST FLOOR	13,430	0		LOW BAY WAREHOUSE (32' EAVE HT)
OFFICE SECOND FLOOR	13,430	8,174		HIGH BAY WAREHOUSE (42' EAVE HT)
LOW BAY WAREHOUSE	102,210	0		POTENTIAL 2ND FLOOR ADDITION
HIGH BAY WAREHOUSE	68,150	0		
TOTAL	197,220	8,174		
TOTAL EXISTING AND POTENTIAL		205,394		

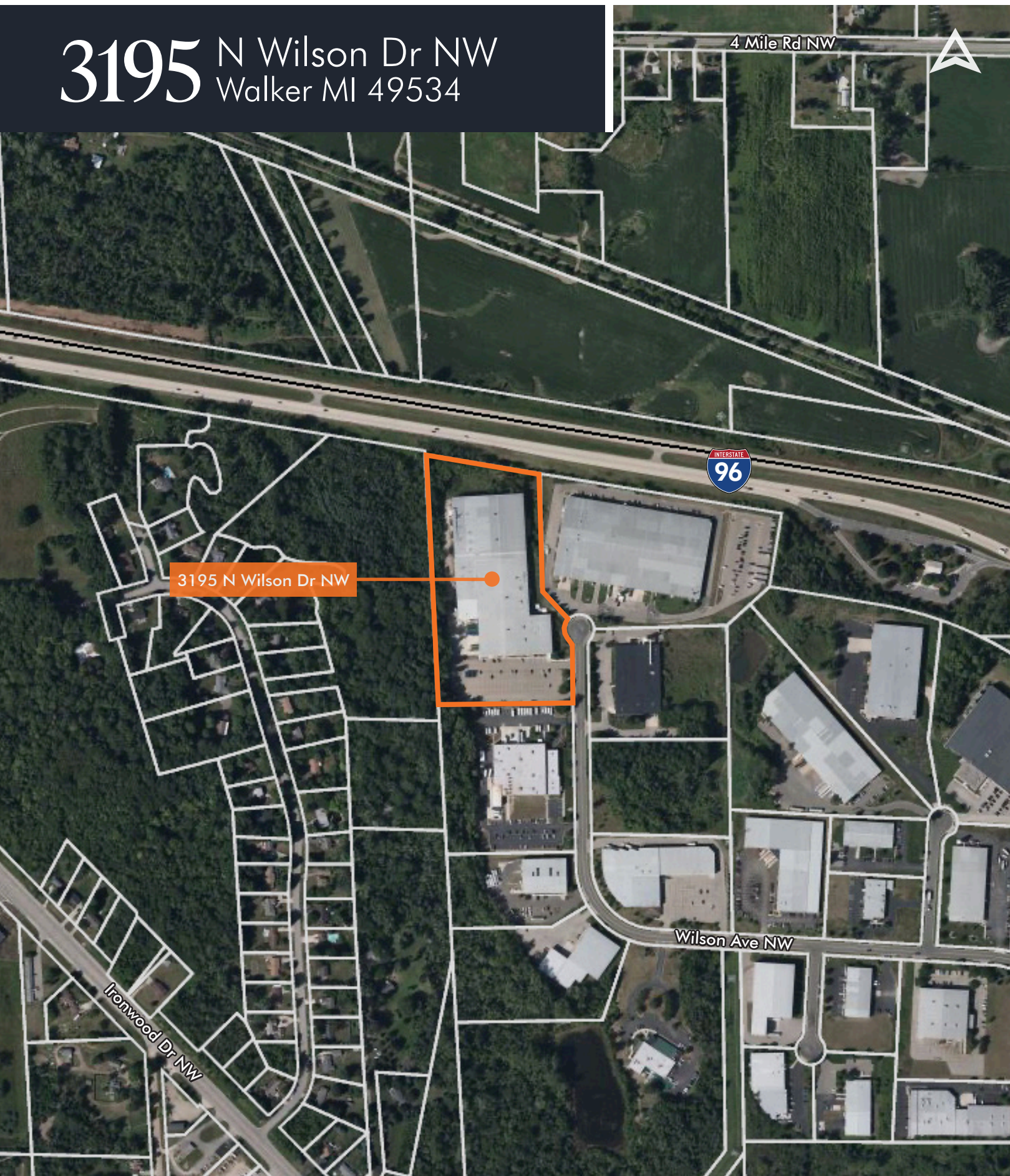
PLANT FLOOR ZONE MAP



SECOND FLOOR OFFICE PLAN



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PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	11 miles
Gerald R. Ford International Airport	21 miles
Lansing	77 miles
Detroit	166 miles
Chicago	179 miles
Indianapolis	261 miles

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3333 Deposit Drive NE, Suite 100
Grand Rapids, MI 49546
www.AdvantageCRE.com
616 327 2800

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