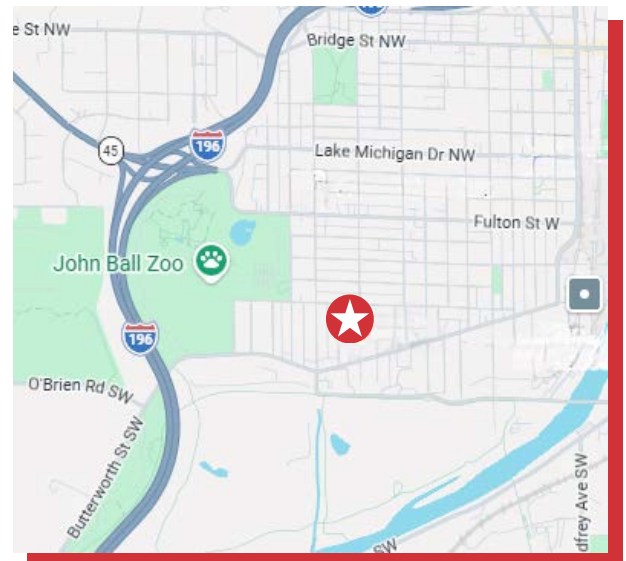




1101 BUTTERWORTH ST SW GRAND RAPIDS, MI 49504

- 7,980 SF of clear span industrial warehouse space with 25' clear height
- Stand alone building, built in 2007
- Quick access to US-131 via Wealthy St., Market Ave., and the downtown interchange system
- Near the city's West Side redevelopment area
- Close to medical, educational, and governmental institutions downtown
- Strong visibility along Butterworth Street



FOR MORE INFORMATION, CONTACT:

STU KINGMA, SIOR

616.581.5000

skingma@naiwwm.com



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PROPERTY SUMMARY

FOR SUBLEASE
WAREHOUSE FACILITY

1101 Butterworth Street SW is a rare infill industrial/flex opportunity located on Grand Rapids' west side, less than two miles from downtown. The property consists of 7,020 SF of industrial warehouse space with 960 SF of office, situated on a 0.57-acre site. The building was constructed in 2007, making it significantly newer than much of the surrounding industrial inventory. The property benefits from excellent access to Grand Rapids' labor pool, major transportation corridors, and the rapidly redeveloping west-side market.

This location provides immediate access to both urban customers and workforce concentrations. This makes the property especially attractive for businesses that require rapid service response times or frequent interaction with customers throughout the metropolitan area.



 **1101 BUTTERWORTH ST SW**
GRAND RAPIDS, MI 49504

NAI Wisinski of
West Michigan

PROPERTY OVERVIEW

FOR SUBLEASE
WAREHOUSE FACILITY

PROPERTY - BUILDING INFORMATION

Total Building Size:	7,980 SF
Warehouse SF:	7,020 SF
Office SF:	960 SF
Column Spacing:	No columns
Constructed / Renovated:	2007
Acreage:	0.573 acres
Clear Height:	25'
Gas:	Natural
Power:	400 amp, 480v, 3-phase
Lighting:	Fluorescent
Security System:	Yes
Sprinklered:	No
Compressed Air:	Yes
Floor Drains:	No
Loading Docks:	1
Grade Level Doors:	1
Cranes:	0
Signage:	Building
Parking:	Ample surface lot parking
Fenced Yard:	No
Outside Storage:	No
Rail Siding:	No
Zoning:	TBA (Traditional Business Area)

It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.

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.

 **1101 BUTTERWORTH ST SW**
GRAND RAPIDS, MI 49504

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LEASE OVERVIEW

FOR SUBLEASE
WAREHOUSE FACILITY

LEASE INFORMATION

Available:	11/1/2027
Asking Rate:	\$7.95 /SF
Lease Type:	NNN
Terms:	Sublease through 11/30/2027
Tenant Provides:	Tenant shall be responsible for the cost of all property taxes, insurance, Building related expenses, and the amortized cost of structural and mechanical replacements over the useful life of the equipment
Landlord Provides:	Structural and mechanical replacement
Renewal Option:	Possible

AVAILABLE SPACE FOR LEASE

SUITE	TOTAL SF	WAREHOUSE SF	OFFICE	DOCKS / DOORS	BASE RENT RATE PSF/Y	CAM RATE PSF/Y ESTIMATE	MONTHLY BASE RENT	MONTHLY CAM	TOTAL MONTHLY RENT
Entire Bldg.	7,980	7,020	960	1 / 1	\$7.95	\$1.65	\$5,286.75	\$1,097.25	\$6,384.00



 **1101 BUTTERWORTH ST SW**
GRAND RAPIDS, MI 49504

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PROPERTY PHOTOS

FOR SUBLEASE
WAREHOUSE FACILITY



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PROPERTY PHOTOS

FOR SUBLEASE
WAREHOUSE FACILITY

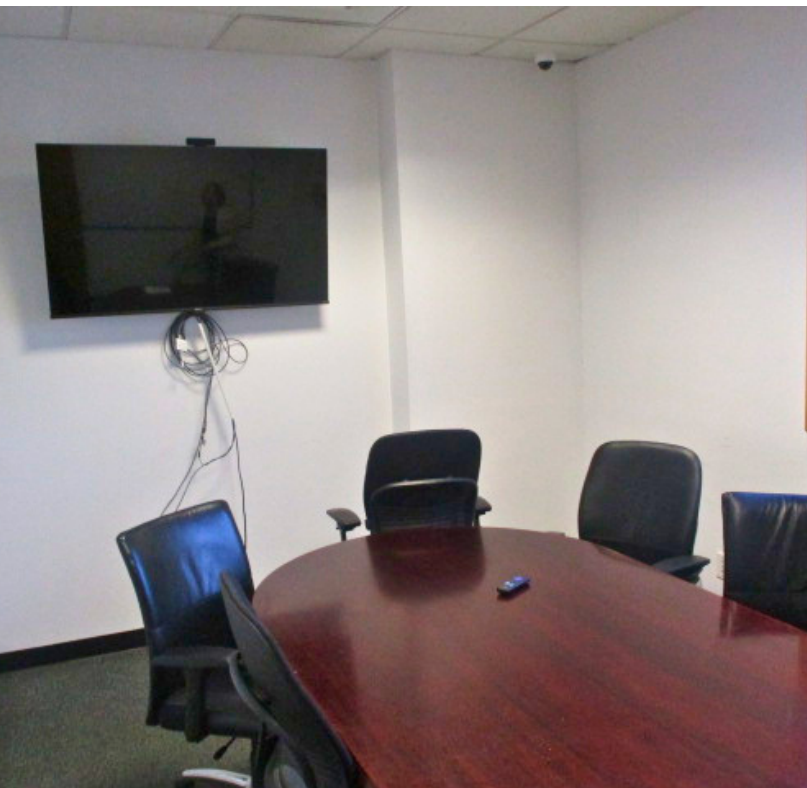


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PROPERTY PHOTOS

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WAREHOUSE FACILITY

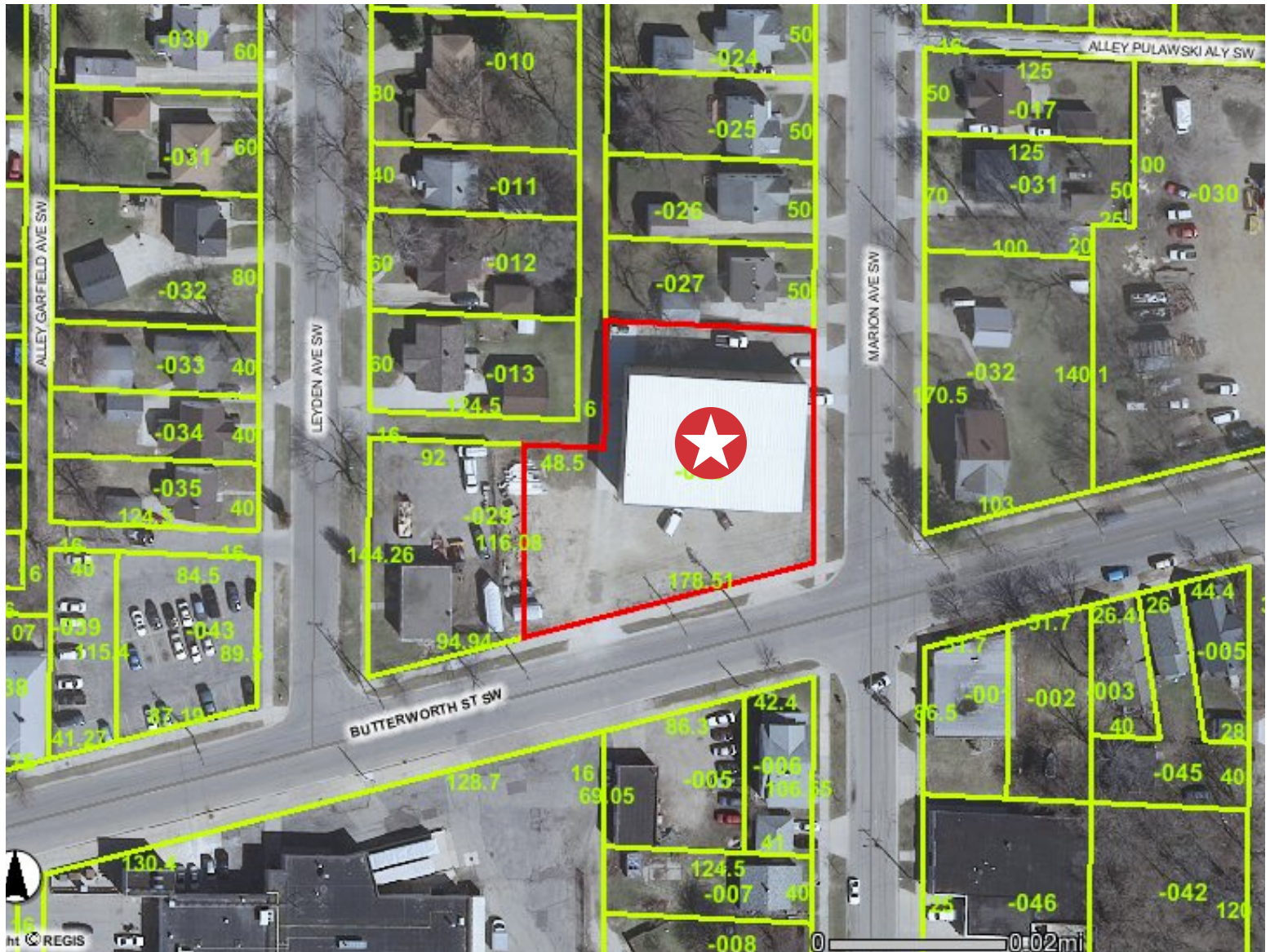


FOR SUBLEASE
WAREHOUSE FACILITY



PARCEL MAP

FOR SUBLEASE
WAREHOUSE FACILITY

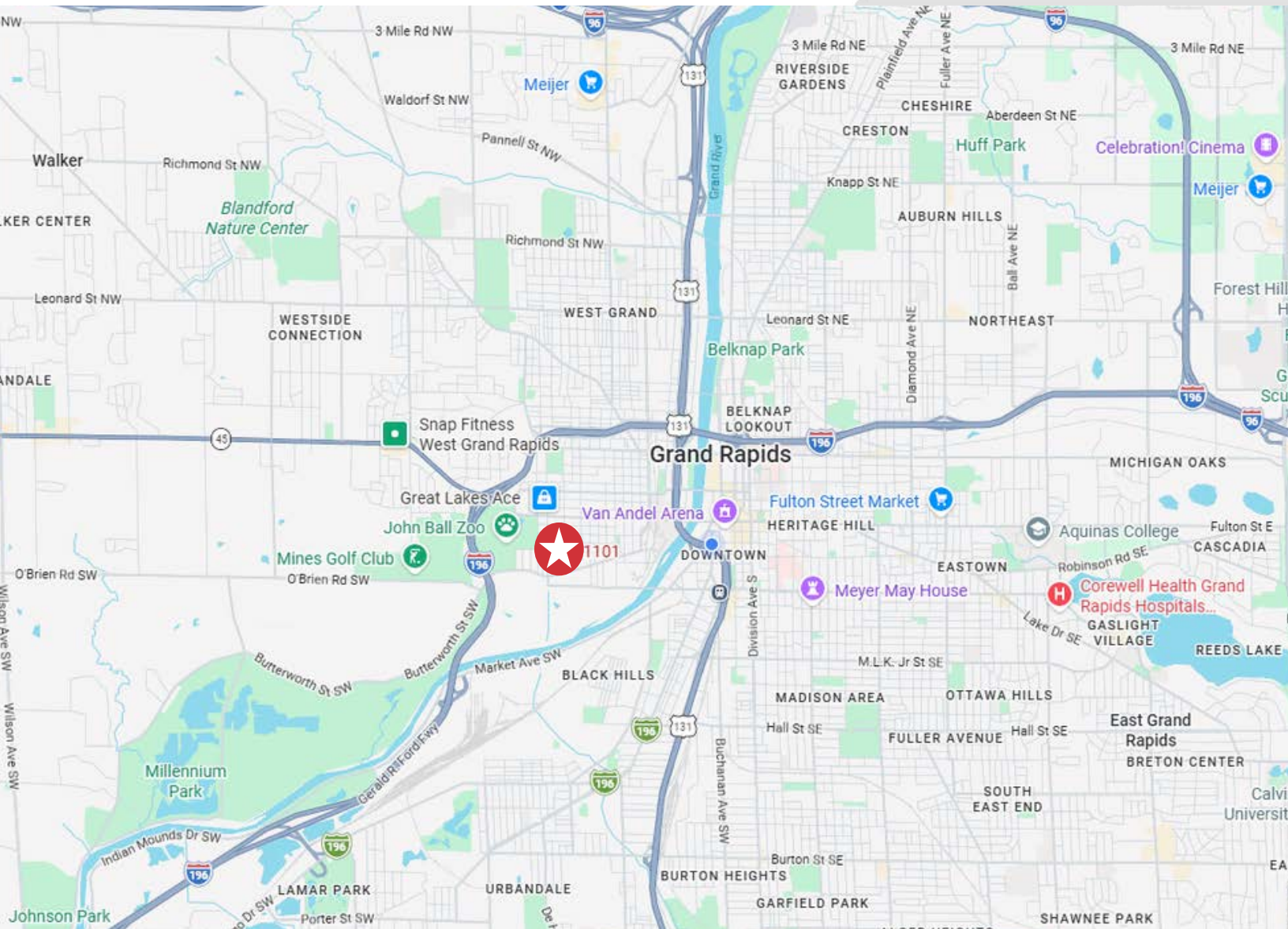


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GRAND RAPIDS, MI 49504

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LOCATION MAP

FOR SUBLEASE
WAREHOUSE FACILITY



PROXIMITY

US 131

I-196

I-96

Grand Rapids

Gerald R Ford International Airport

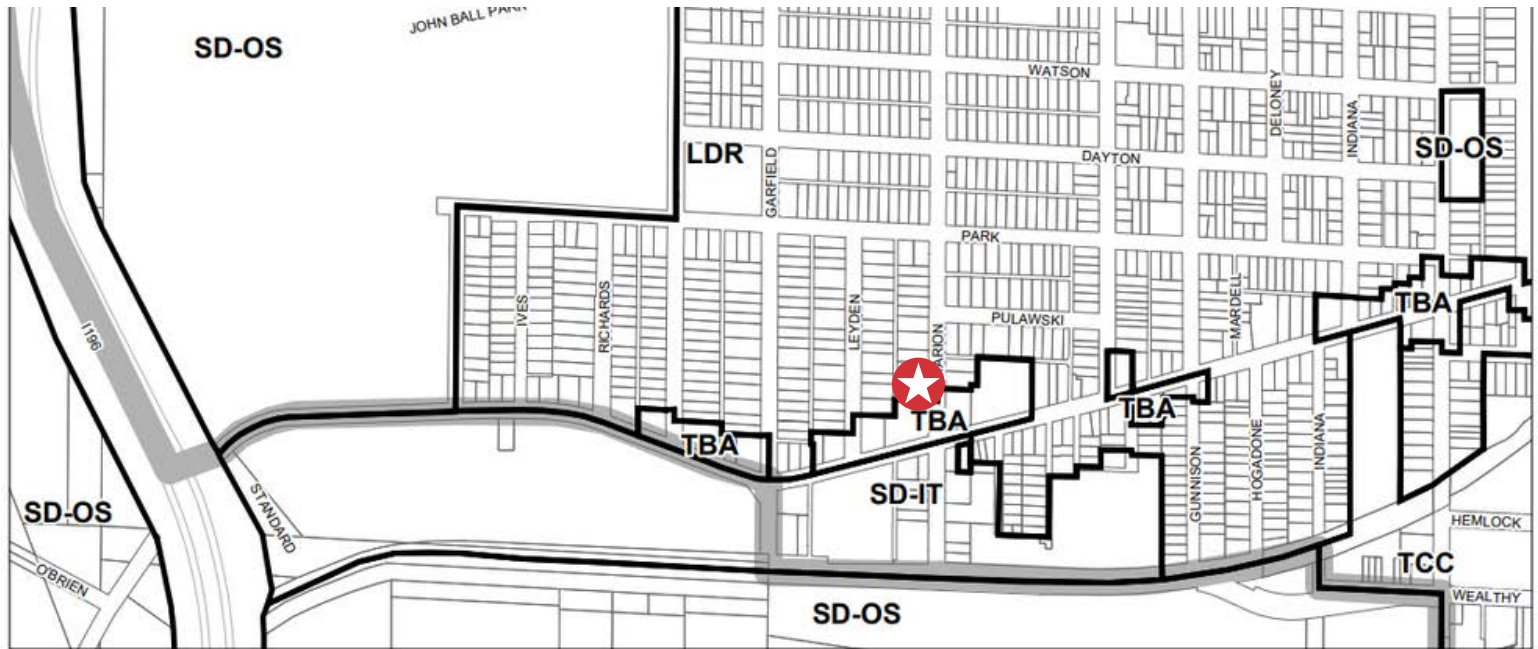
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ZONING MAP

Partial Zoning Map

FOR SUBLEASE
WAREHOUSE FACILITY



CITY OF GRAND RAPIDS ZONE DISTRICTS

TRADITIONAL NEIGHBORHOODS - TN

- LDR** Low Density Residential
- MDR** Mixed Density Residential
- CC** City Center
- TCC** Transitional City Center
- TBA** Traditional Business Area
- TOD** Transit-Oriented Development

MID-CENTURY NEIGHBORHOODS - MCN

- LDR** Low Density Residential
- MDR** Mixed Density Residential
- TOD** Transit-Oriented Development
- C** Commercial

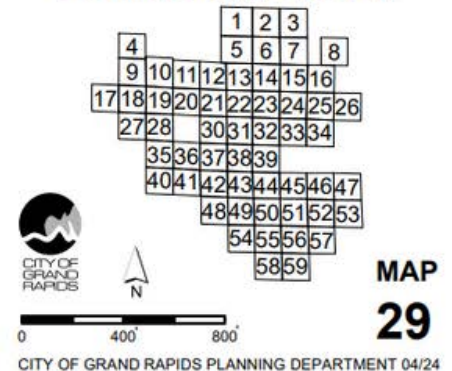
MODERN ERA NEIGHBORHOODS - MON

- LDR** Low Density Residential
- MDR** Mixed Density Residential
- TOD** Transit-Oriented Development
- C** Commercial

SPECIAL DISTRICTS - SD

- NOS** Neighborhood Office Service
- AP** Airport
- OS** Open Space
- IT** Industrial-Transportation
- IC** Institutional Campus
- PRD** Planned Redevelopment District

ZONING MAP INDEX



1101 BUTTERWORTH ST SW
GRAND RAPIDS, MI 49504

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LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

**BEST OF THE
MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

**US CITIES WITH THE
BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

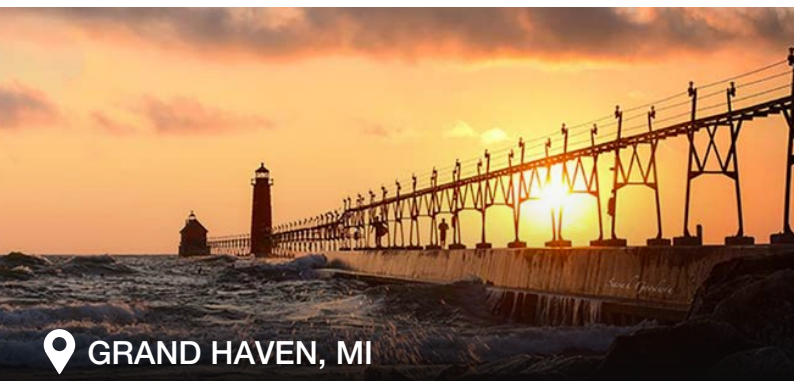
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon

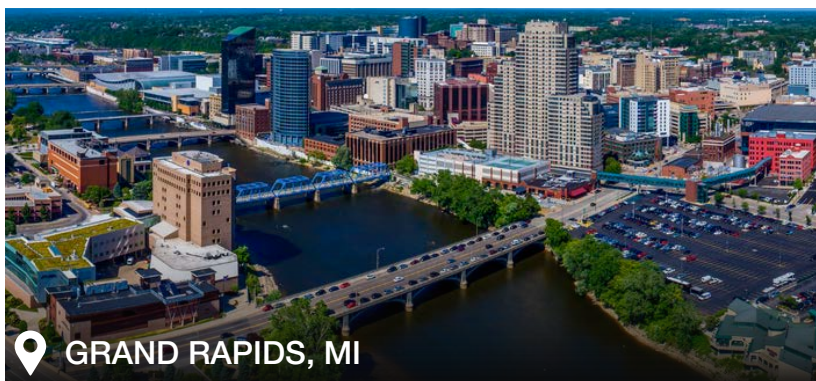


**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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