



**Industrial Warehouse Space Available Near US-131 & 28th Street**

Position your business for efficiency and accessibility in this highly functional industrial warehouse space located just off 28th Street, only one block from the US-131 and 28th Street (M-11) interchange. With more than 15,000 square feet of open warehouse area, clear ceiling heights reaching up to 16.5 feet, heavy power, and floor drains.

The site area for this space offers strong exterior functionality, including a large asphalt area for the overhead doors and loading dock and gravel outside storage area.

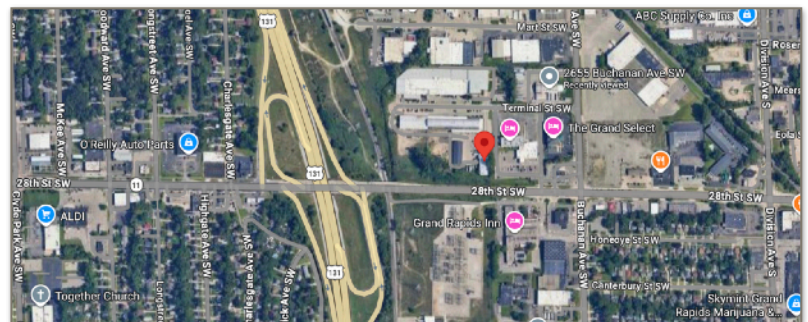
This property is well suited for a wide range of warehouse, industrial, distribution, storage, service, or light manufacturing uses. Its strategic location makes it easy to serve customers, suppliers, and operations throughout Grand Rapids and the broader West Michigan region. The combination of access, utility, and open warehouse functionality creates a strong opportunity for businesses seeking a practical and well-positioned industrial facility.

\* This space has a couple of different size options to fit your specific needs.

Suite	Size	Monthly Rent SF/YR	Monthly CAM SF/YR	Total Monthly
AB	15,120 sq. Ft.	\$3.50	\$1.50	\$6,300.00
A	8,400 sq. ft.	\$3.50	\$1.50	\$3,500.00
B	6,720 sq. ft.	\$3.50	\$1.50	\$2,800.00

**Property Highlights:**

- Over 15,000 square feet of warehouse space
- Two overhead doors and one loading dock
- Clear ceiling height spanning up to 16.5 feet
- Heavy power to support demanding operational needs
- Floor drains for added functionality
- Open, flexible layout ideal for multiple industrial uses
- Excellent location near 28th Street & US-131
- Large outdoor storage area



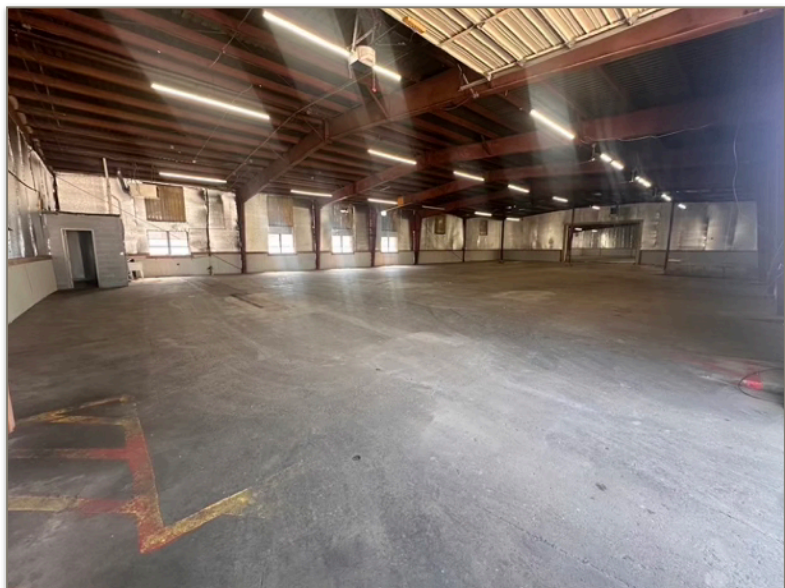
**Andy Richter, Managing Partner | (616) 293-7035 | [andy@richter.com](mailto:andy@richter.com)**



Exterior:



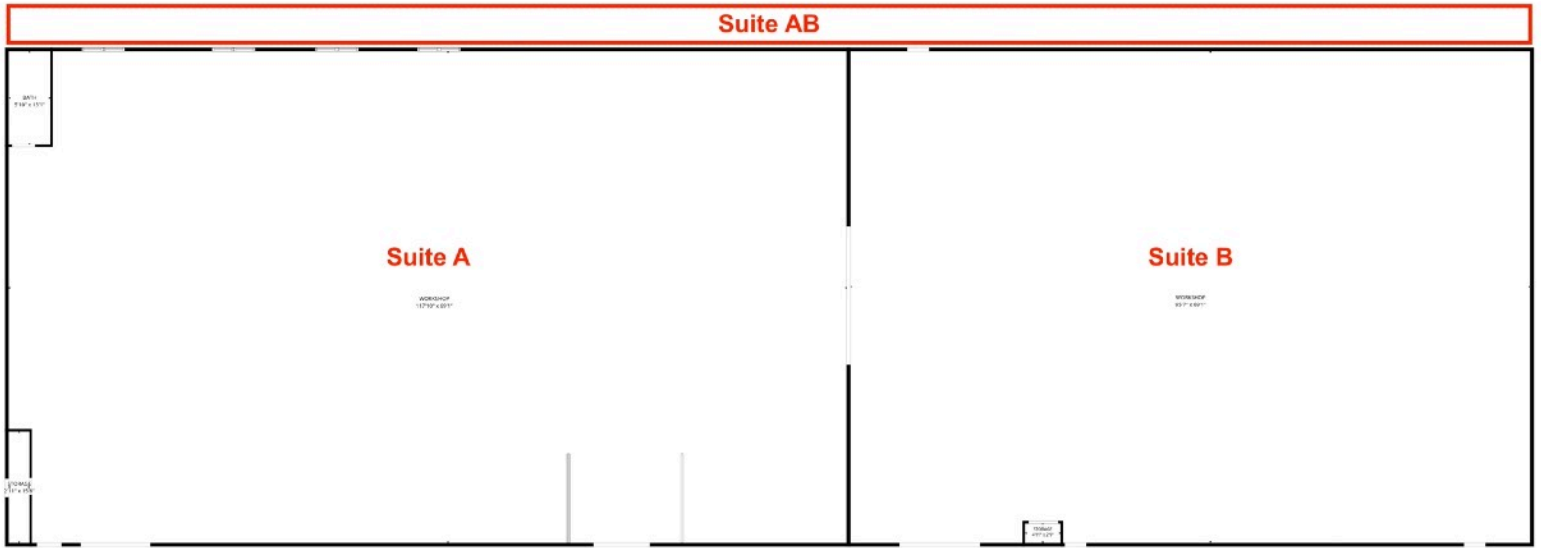
Interior Suite A:



***Interior Suite B:***



***Space Layout:***



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**Map:**

