

3100

WALKER RIDGE



10,800 - 129,506 SF
FOR LEASE

— GRAND RAPIDS, MI —

CBRE

3100

WALKER RIDGE



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CBRE



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WALKER RIDGE

01

EXECUTIVE
SUMMARY

EXECUTIVE SUMMARY

The Press Building, located at 3100 Walker Ridge in Walker MI, is 179,506 total SF, sits on 10.8 acres and is 100% Climate controlled.

Ownership is offering to demise the property into space that will cater to Users that require the utility of high bay warehousing, convenient shipping/receiving, flex space and 100% climate control at lower cost of occupancy.

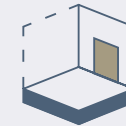
Ownership will remain in a portion of the property and will be extremely flexible on space design based on demand of qualified tenants.



Offering Highlights



\$6 - \$12/SF
NNN Lease Rate



10,800 - 124,000
Square Feet



100%
Climate Control



Excellent
Visibility



8.2 Miles
From Downtown
Grand Rapids



1.4 Miles
From Interstate 94

3100

WALKER RIDGE

02

PROPERTY
DESCRIPTION



PROPERTY DESCRIPTION

3100 Walker Ridge is known as the former Headquarters for the Grand Rapids Press. It was a state of the art design build for the Press in 2004.

The current design and specs of the space continue to support automation "heavy" uses in a compact foot print.

There are 3 main levels, the ground, mezzanine, and second floor.



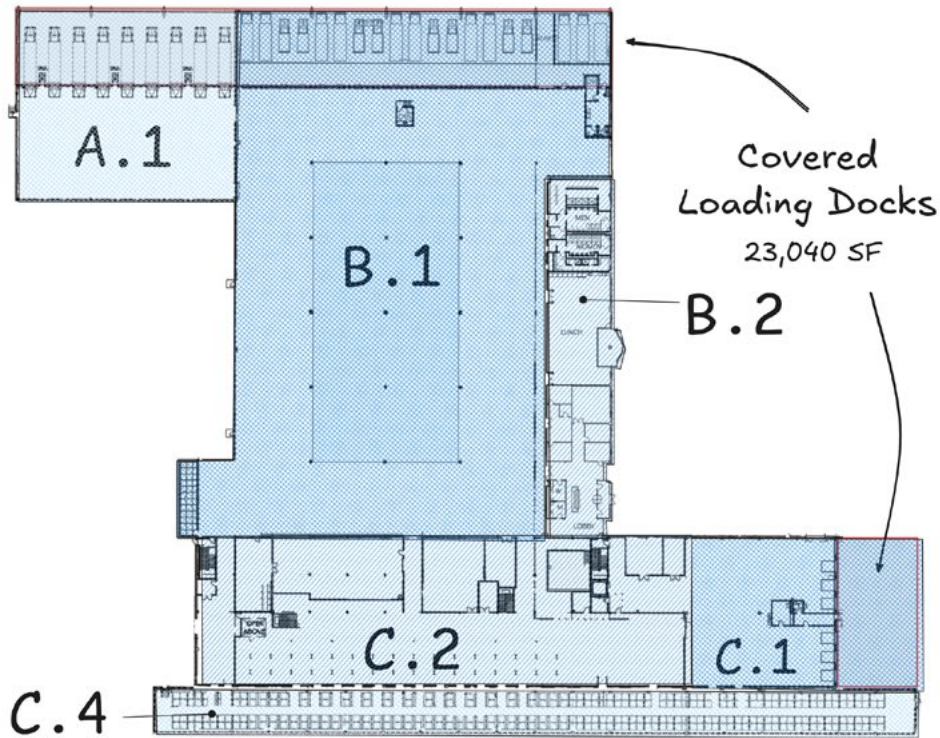
BUILDING SPECIFICATIONS

Total Building Size	179,506 SF
Office	4,984 SF
Year Built	2004/2007 (renovated in 2020)
Lot	10.87 Acres
Loading Docks	33
Drive-In Doors	4 (10x10 to 18x16)
Clear Height	16-60ft+
Parking	257 Spaces
Trailer Parking	52 Spaces
Elevator	1: 8x8x8 (2 sided)
Zoning	Light Industrial
Fire Suppression	ESFR
Power	Primary - up to 1,750 KW

FLOOR PLANS

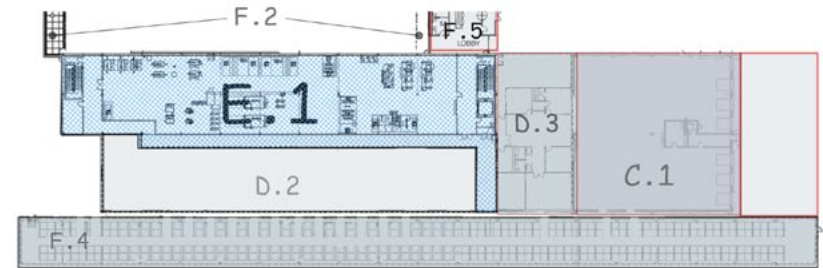
First Floor

135,100 SF
(+ 23,040 SF Covered Docks)



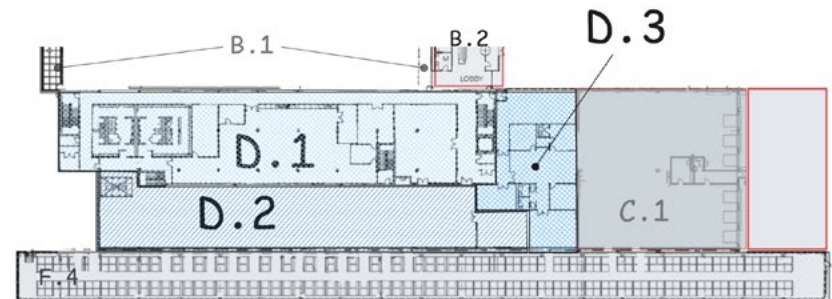
Second Floor

15,626 SF



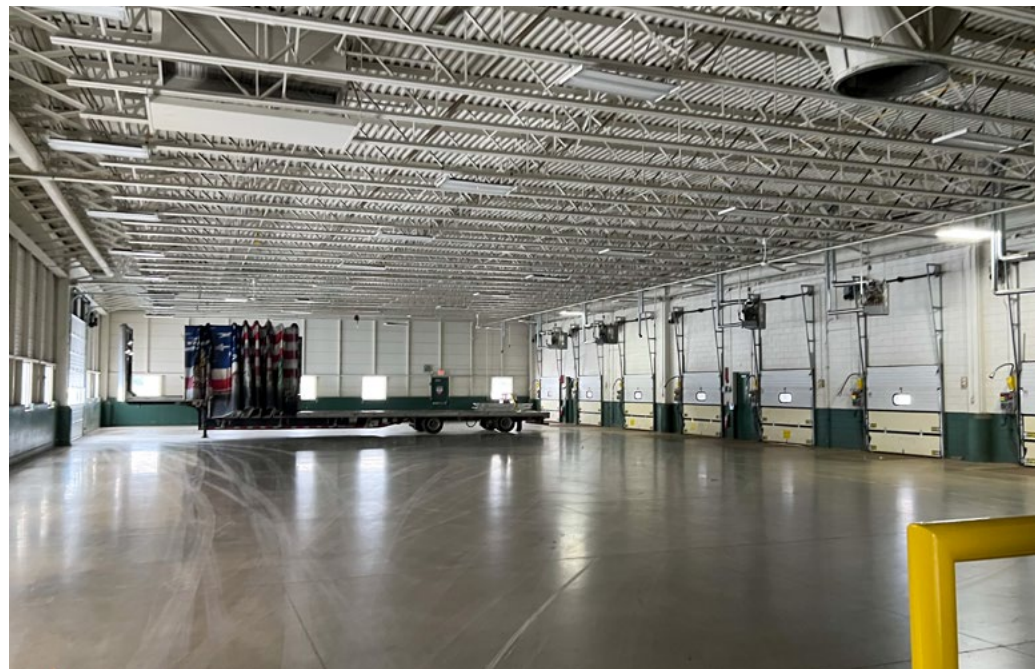
Mezzanine

28,780 SF



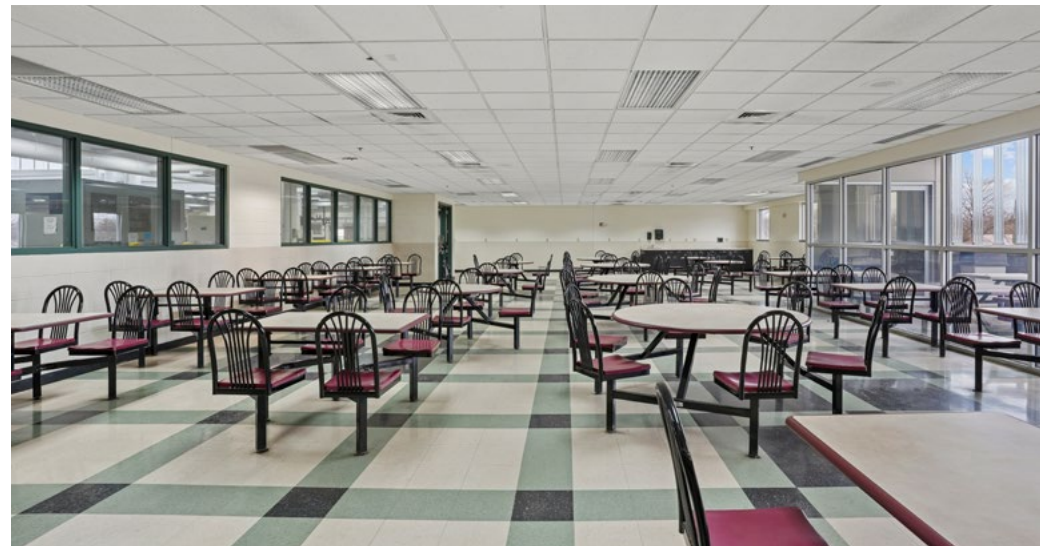
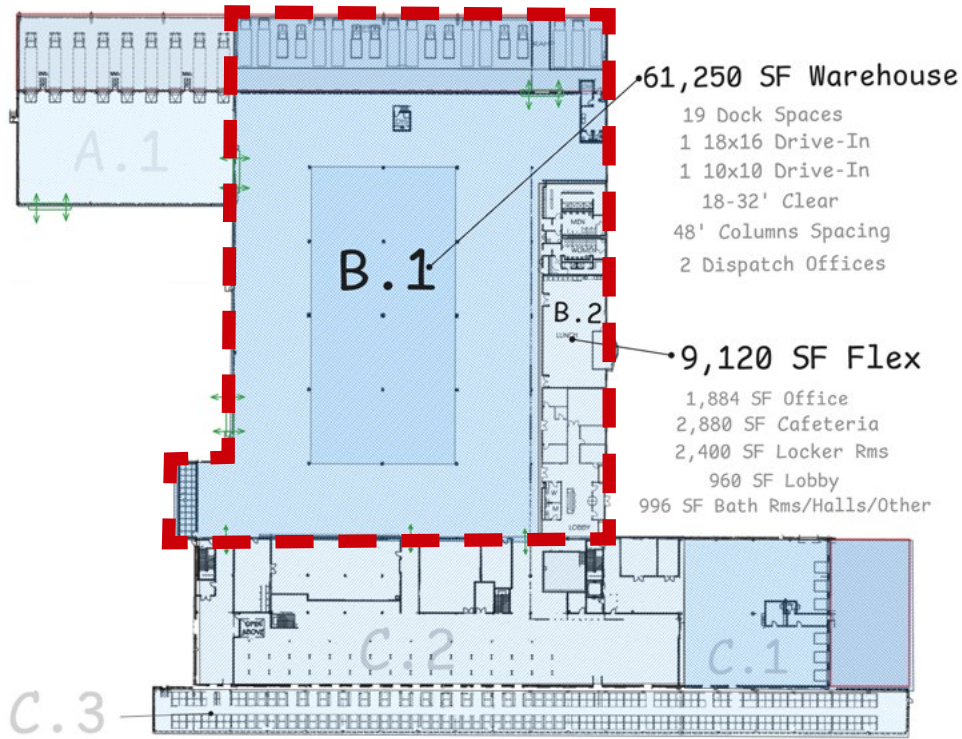
Space "A"

10,800 SF - GROUND LEVEL



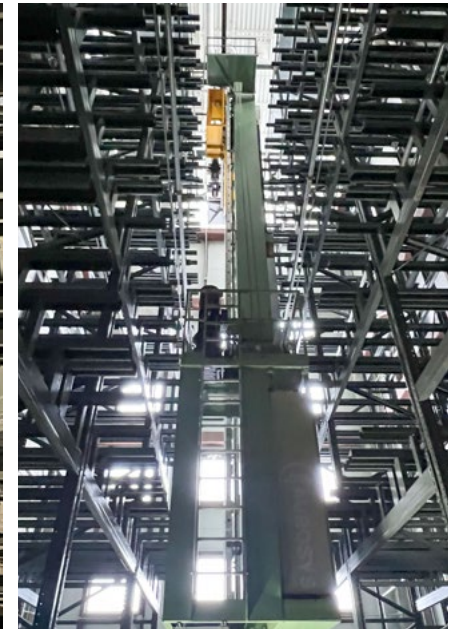
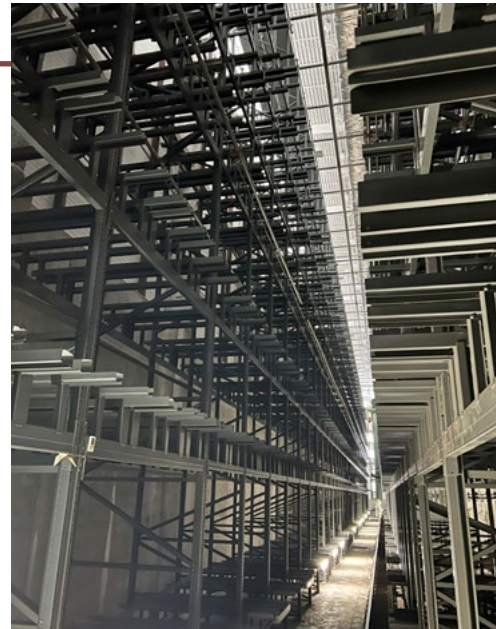
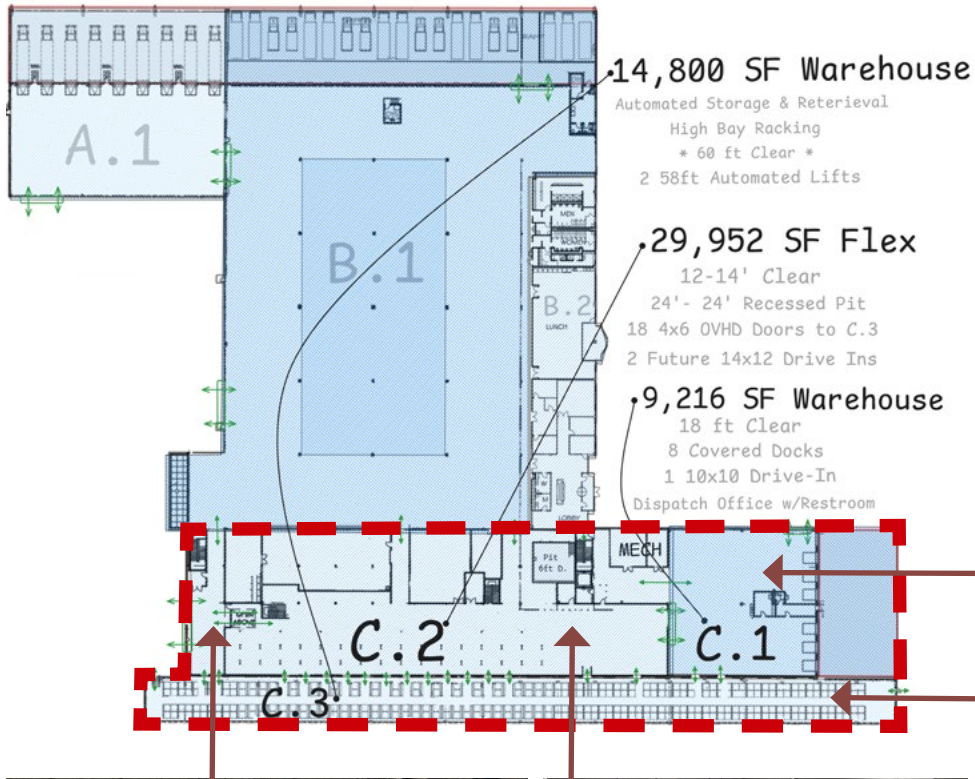
Space "B"

53,968 SF - GROUND LEVEL



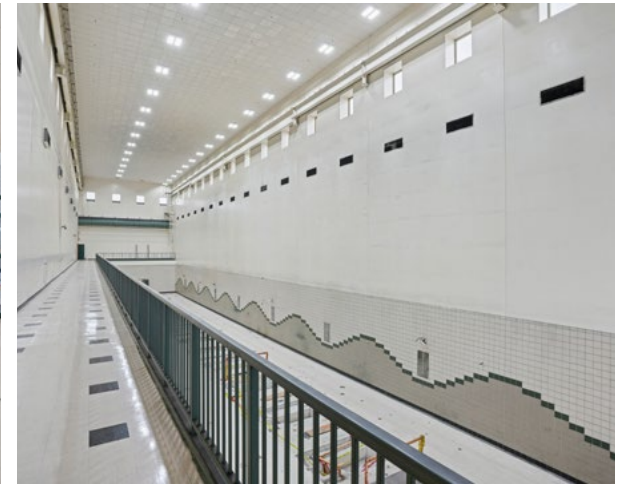
Space "C"

70,370 SF - GROUND LEVEL



Space "D"

28,870 SF - MEZZ LEVEL



• 9,120 SF High Bay

62 ft Clear

5 Ton OVD Crane

Floor Rating 600k Tons/SF

38' x 240' footprint

Access to C.2 Below

• 16,560 SF Flex

16 ft Clear

7,524 SF Multi Purpose

1,764 SF Locker Rms

1,872 SF MECH

5,400 SF Open Area

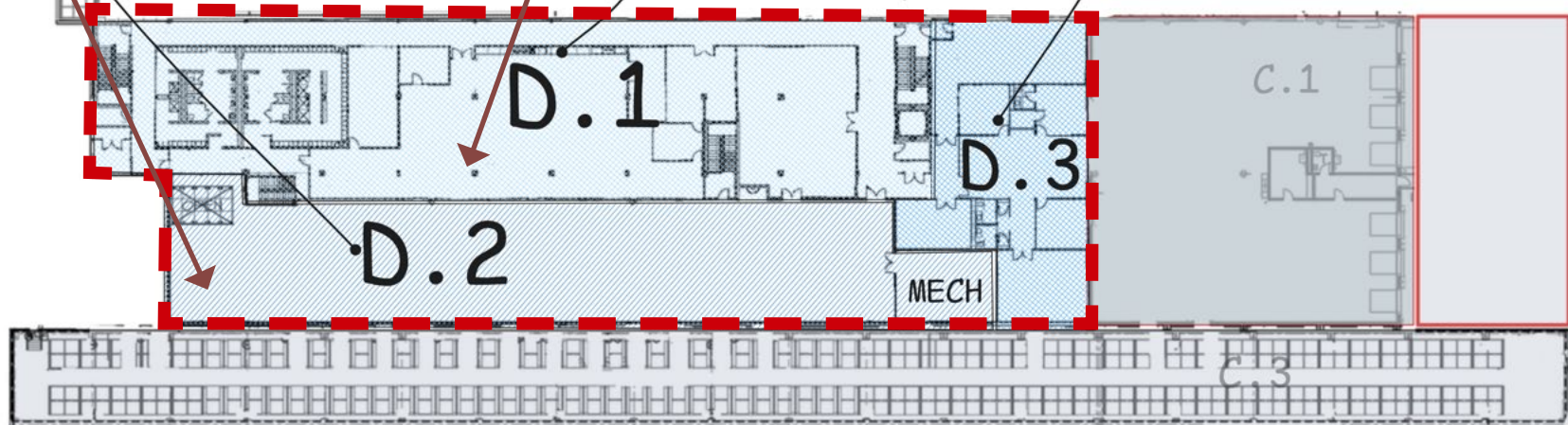
• 3,100 SF Office

16 ft Clear

Private Restroom

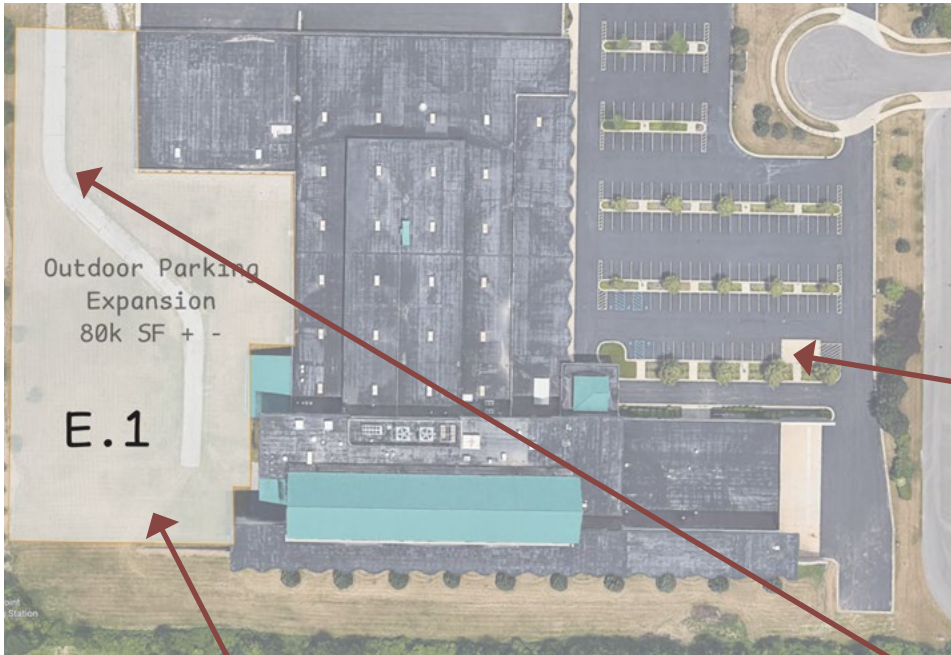
Private Access to Stair

Elevator



Space "E"

OUTDOOR STORAGE / PARKING



SPACE DISTRIBUTION

SPACE	TOTAL SF	BLENDED RATE NNN	LEVEL	SECTION	TYPE	SF	CEILING	RATE	DETAILS
A	10,800	\$8.50	Ground	A.1	Warehouse	10,800	18'	\$8.50	9 Docks, (1)16x14 Drv In
B	70,370	\$8.50	Ground	B.1	Warehouse	61,250	12-32'	\$8.50	16 Docks, (1) 10x10 and (1) 18x16 Drv In
			Ground	B.2	Flex	9,120	9'12'	\$8.50	
C	53,968	\$8.21	Ground	C.1	Warehouse	9,216	18'	\$8.50	7 Docks, 1-(10x10) Drv In
			Ground	C.2	Flex	29,952	12-14'	\$6.50	2 (future) 16x14 Drv In, (1) 8x12 Drv In(from G.6)
			Ground	C.3	High Bay	14,800	61'	\$11.50	(20) 5x6 Overhead Door Access to G.4 & G.6
D	28,870	\$8.37	Mezz	D.1	Flex	16,560	16'	\$6.50	
			Mezz	D.2	High Bay	9,120	60'	\$12.00	Floor Access to G.4
			Mezz	D.3	Office	3,100	16'	\$8.00	
E	80,000	\$7k/Mo	Ground	E.1	Outdoor	80,000	n/a	\$7k/Mo	



FedEx

5 Minutes

Walker Ridge Dr

4 Minutes

96

96

3100
WALKER RIDGE

meijer

Bissell

Strategically located just a quick 4-5 minute drive from I-96 and 7 minutes from I-131, the property ensures convenient access to major transportation routes. Being only 8.2 miles from downtown Grand Rapids further enhances its connectivity. Surrounded by other prominent industrial sites, including those occupied by Bissell, Meijer, and FedEx, the location benefits from established infrastructure and a well-connected business environment.

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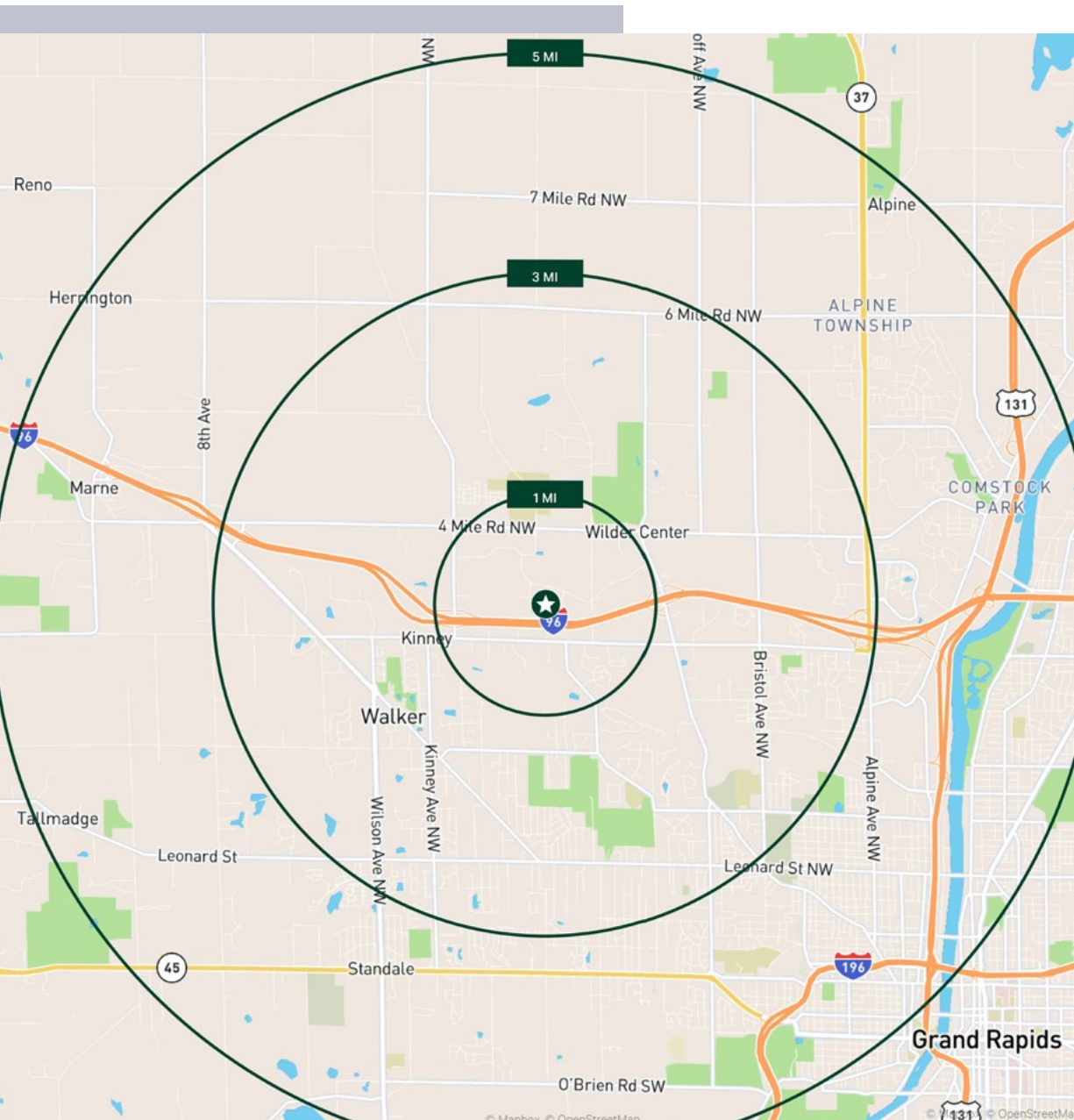
WALKER RIDGE

03

AREA
OVERVIEW



DEMOGRAPHICS



3100 Walker Ridge Dr benefits from a strong demographic profile, making it an attractive location for businesses.

Within a one-mile radius, the population is 1,173, with 543 households and an average household income of \$88,668. Expanding to a three-mile radius, the population grows to 25,836, with 10,715 households and a solid average household income of \$106,452. The area also boasts a well-educated workforce, with 56.5% of the population within one mile holding a Bachelor's Degree or higher. The median age of 35.3 within the 1-mile radius indicates a vibrant, working-age population. These demographics suggest a skilled workforce and a stable economic environment, ideal for attracting and retaining employees.

2025	1 MILE	3 MILES	5 MILES
Population	1,173	25,836	96,192
Households	543	10,715	41,368
Avg HH Income	\$88,668	\$106,452	\$92,922
Median HH Income	\$67,991	\$82,822	\$74,344
Bachelor's Degree +	56.5%	39.2%	36.3%
Median Age	35.3	39.5	35.5

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GRAND RAPIDS, MI



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