

9300 COURTLAND DR ROCKFORD, MI 49341 FOR LEASE



HONEYCRISP
BROKERAGE



THE PROPERTY

This robust distribution center has a total of 293,544 SF. It sits on a sprawling 49.6 Acres with the ability to expand

SUITE A HIGHLIGHTS

- 136,532 SF of space available
- Demising options for:
 - 45,532 SF - \$5.25/SF
 - 91,000 SF - \$4.75/SF
- 16' Clear Height
- Newly Renovated Office
- 800 Amps | 3-Phase Power
- Immediate Occupancy

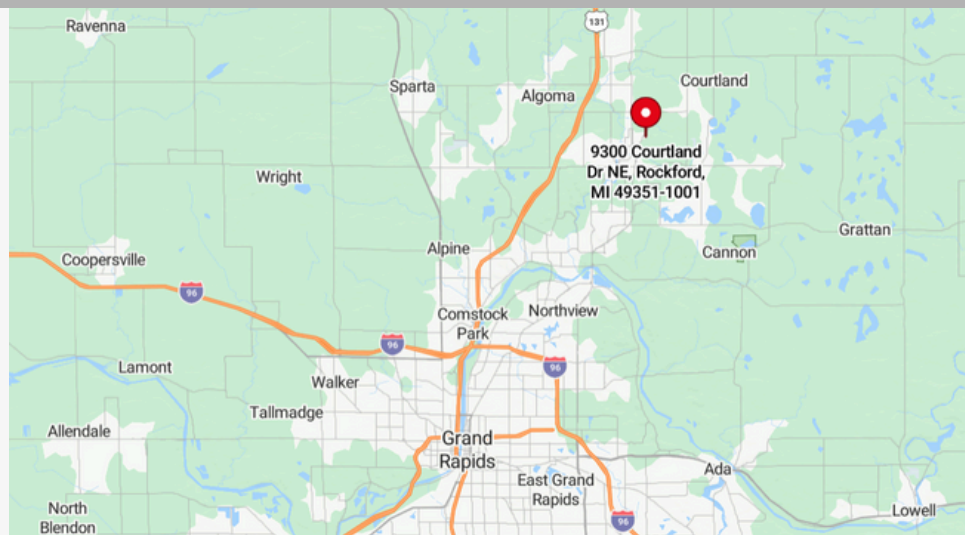
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136,532
Square Feet

\$4.50
Lease RATE/ SF

Updated
Office

Industrial Suite for Lease

This 293,544 SF facility, situated on 49.6 acres, was originally constructed to meet the specific needs of a warehouse fulfillment center. The layout is designed for efficient operations and flexibility, making it an excellent choice for businesses with diverse industrial needs.

The facility features excellent dock access on its west side, with 14 dry docks being weather-protected, offering reliable, year-round functionality for loading and unloading.

Zoned I1, the facility is ideal for a range of industrial uses, including manufacturing, processing, assembly, packaging, warehousing, and product treatment.



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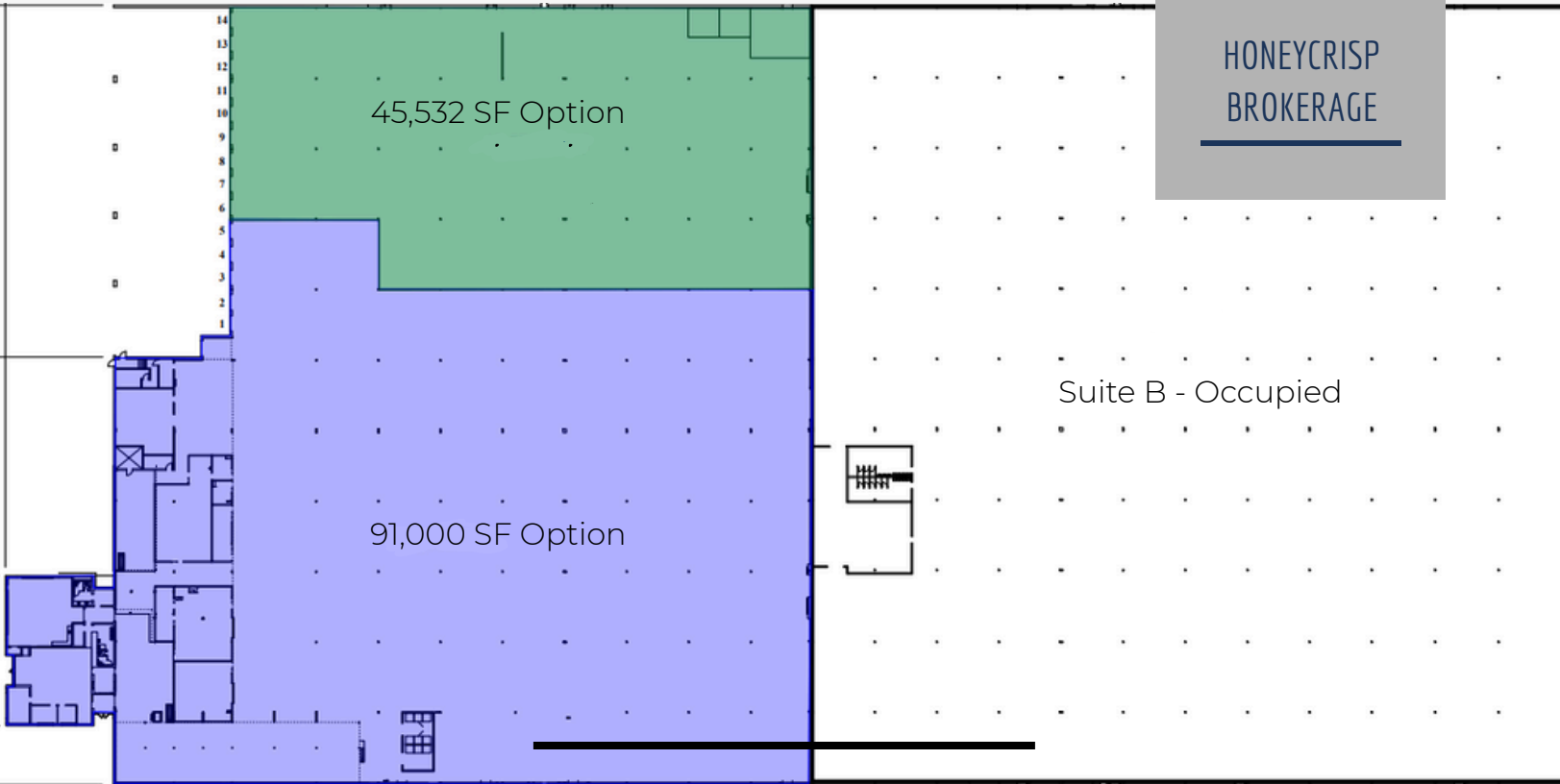
Lease Information

Lease Rate	\$4.50 \$4.75 \$5.25 Options
Square Footage	136,532 91,000 45,532 Options
Lease Rate / Month	\$51,200 \$36,020 \$19,920 Options
NNN Estimated Expenses	\$2.05 / SF
Docks Doors	14 1
Ceiling Height Clear Height	20' 16'
Column Spacing	36'x30'
Date Available	Immediately
Office Space	15,280 SF
Lessee Pays	All expenses within a standard NNN lease structure

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Property Information

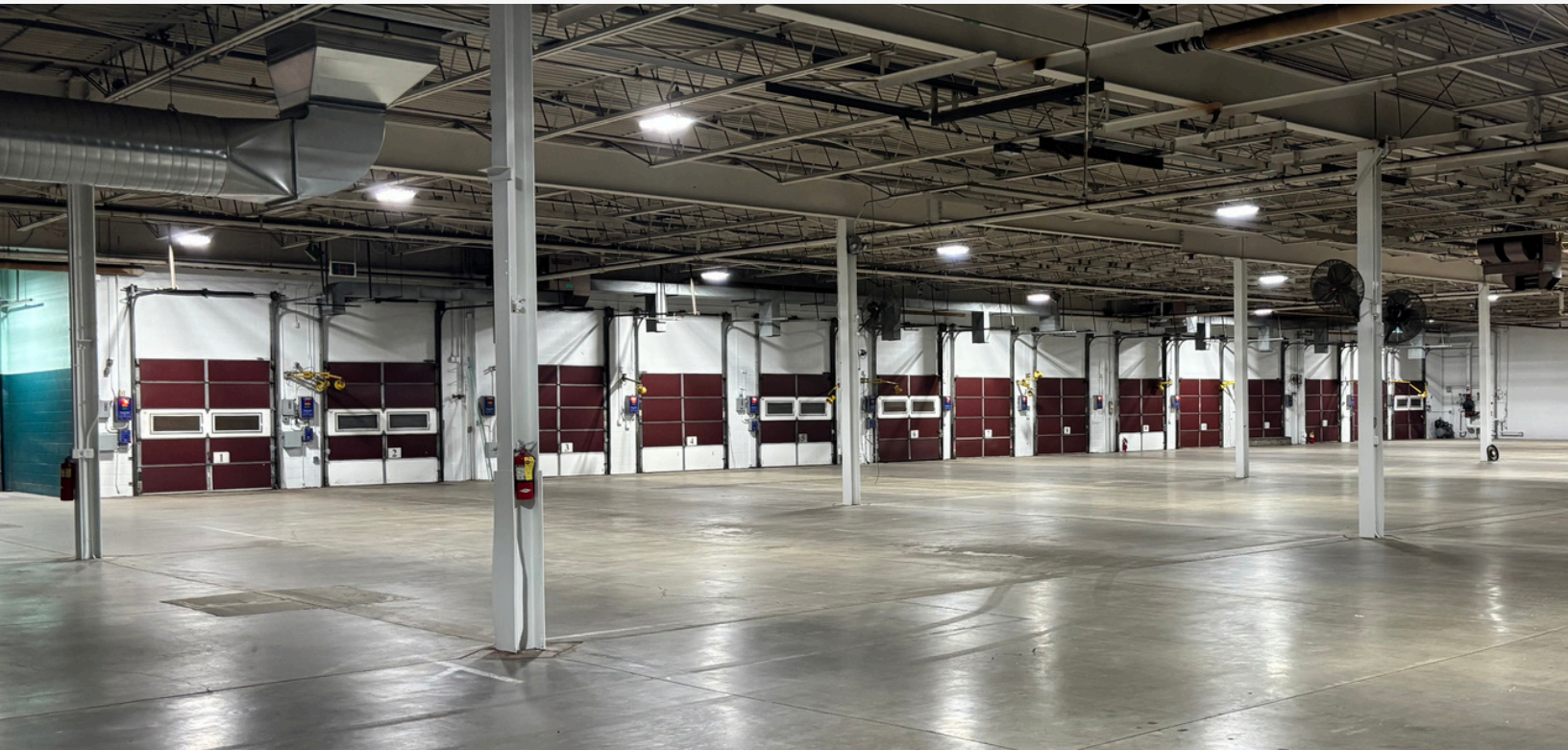
Year Built	1966
Total Square Footage	293,544
Parcel Number	41-07-30-300-018
Land Area	49.6 Acres
Floor Thickness	6" Reinforced
HVAC	Air Rotation Units / Rooftop Units
Lighting	LED
Sprinkling	New Fire Pump / ESFR Capable
Signage	Building and Monument

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Additional photos: docks



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Interior photos: Office



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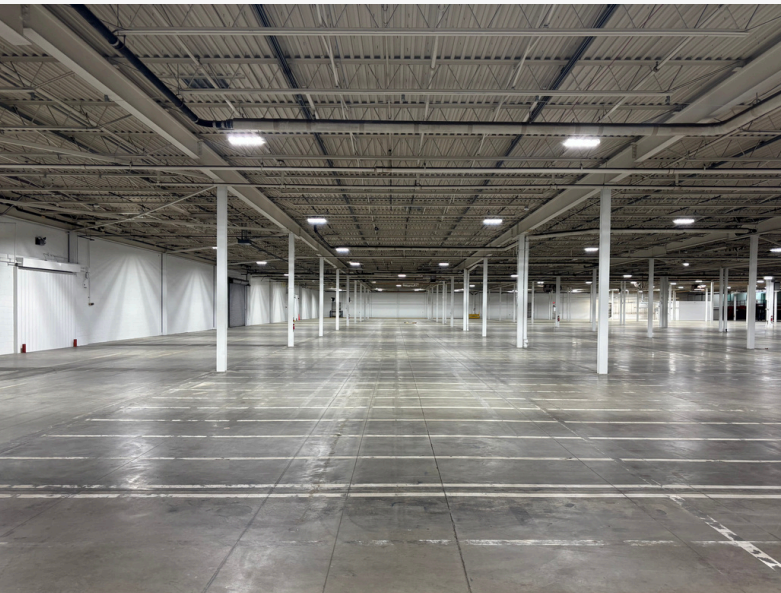
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Interior photos: Warehouse



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