

**Lease Rate:**

\$4.95/SF
NNN

FOR LEASE

1500 (1480) Buchanan Ave SW Grand Rapids, MI

22,500 SF Industrial Suite Available

Property Highlights

- **Industrial Suite:** 22,500 SF including \pm 1,000 SF of office
- **Loading:** 1 new grade-level door to be installed
- **Amenities:** Kitchenette, multiple entry points, and outdoor employee break area
- **Location:** Prime industrial corridor 0.8 miles from US-131
- **Neighbors:** Pridgeon & Clay, Butterball Farms, and Michigan Wheel
- **Ideal Uses:** Light industrial, warehouse, or transportation and logistics

CONTACT US**Chris VanderBand**

Senior Associate
616 258 0128
chris.vanderband@colliers.com

Colliers West Michigan
333 Bridge St NW, Suite 1010
Grand Rapids, MI 49504
colliers.com/westmichigan



22,500 SF INDUSTRIAL SPACE FOR LEASE



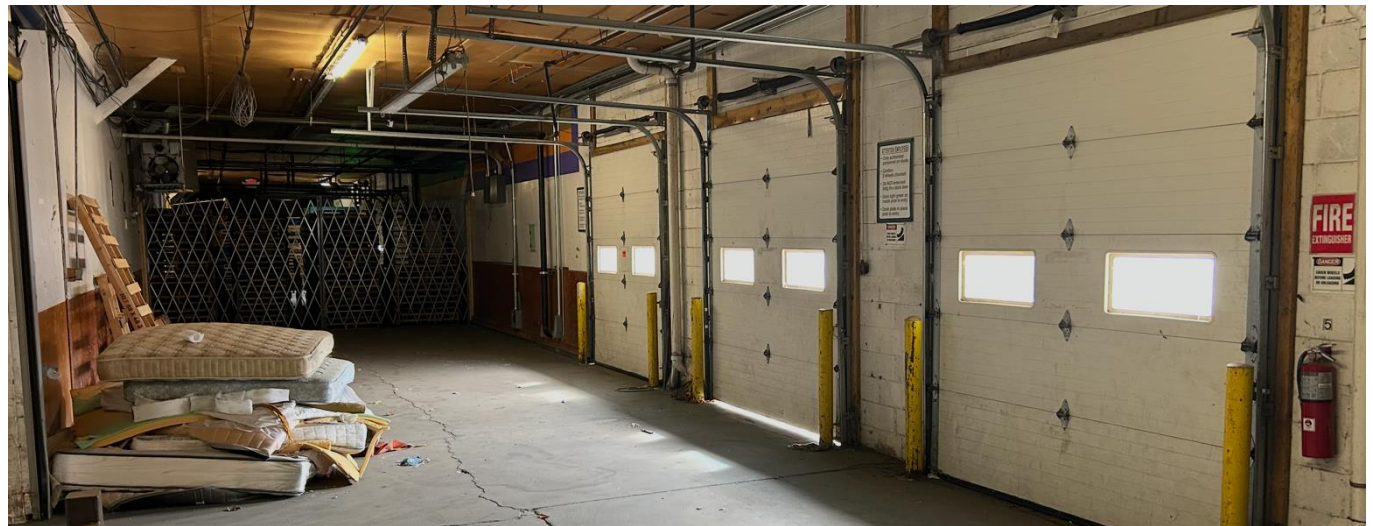
Exterior Photos



22,500 SF INDUSTRIAL SPACE FOR LEASE



Interior Photos



Building Specifications



Utility Providers

- Electric: Consumers Energy
- Natural Gas: DTE
- Sanitary Sewer: Municipality
- Storm Sewer: Municipality
- Water: Municipality

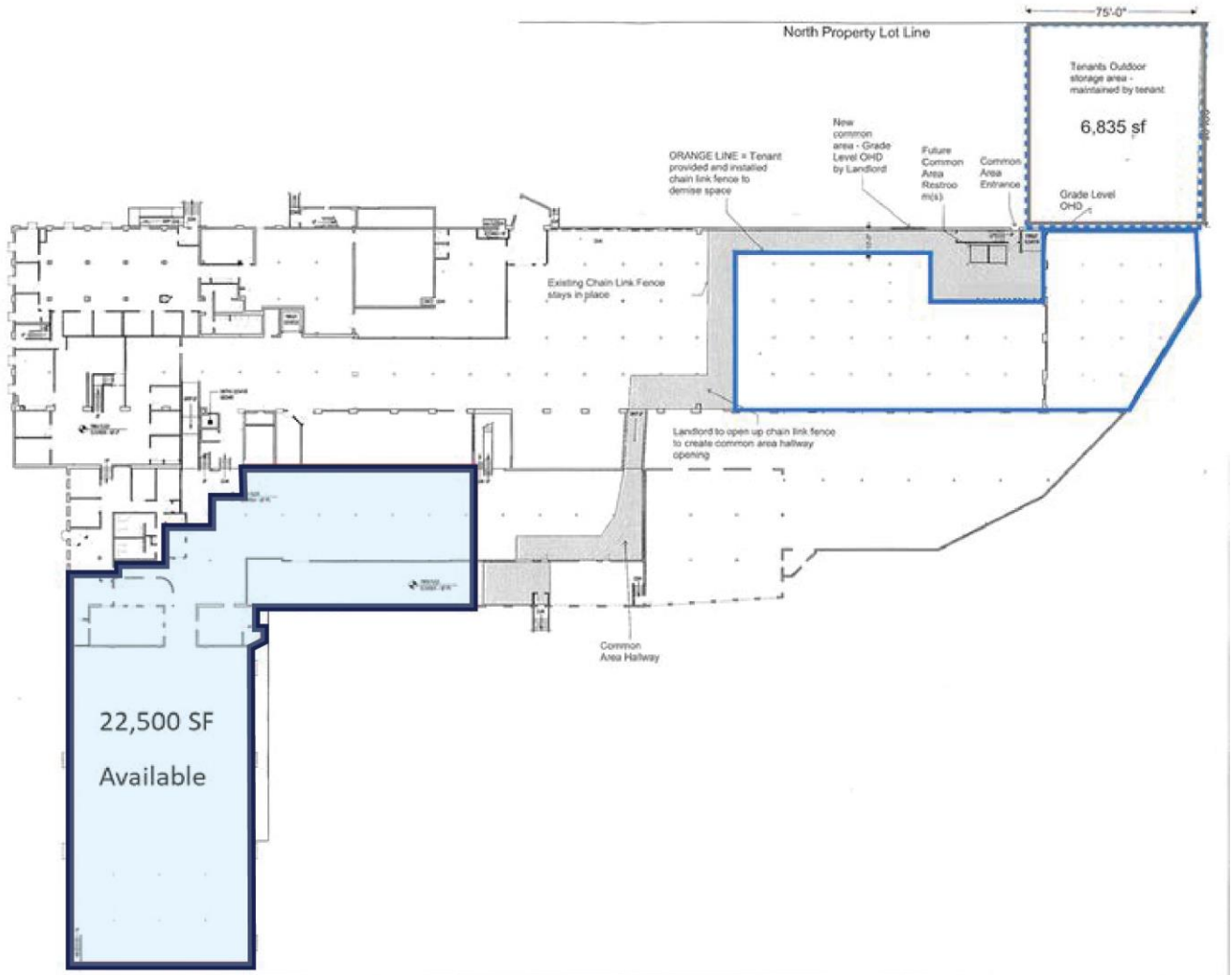
Financials

Lease Rate	\$4.95/SF
Lease Type	NNN
Lease Term	36 to 60 months

Building Information

Gross SF:	22,500 SF	Sprinklers:	Yes
Office SF:	±1,000 SF	Doors:	1
Year Built:	1915	Docks:	3 (Shared)
Zoning:	SD- IT	Municipality:	City of Grand Rapids
Clear Height:	18'	Parking:	140 (Surface)
Ceiling Height	12' - 12'	Parcel Id:	41-17-01-277-014
Power:	Heavy	Acreage:	4.54

Floor Plan

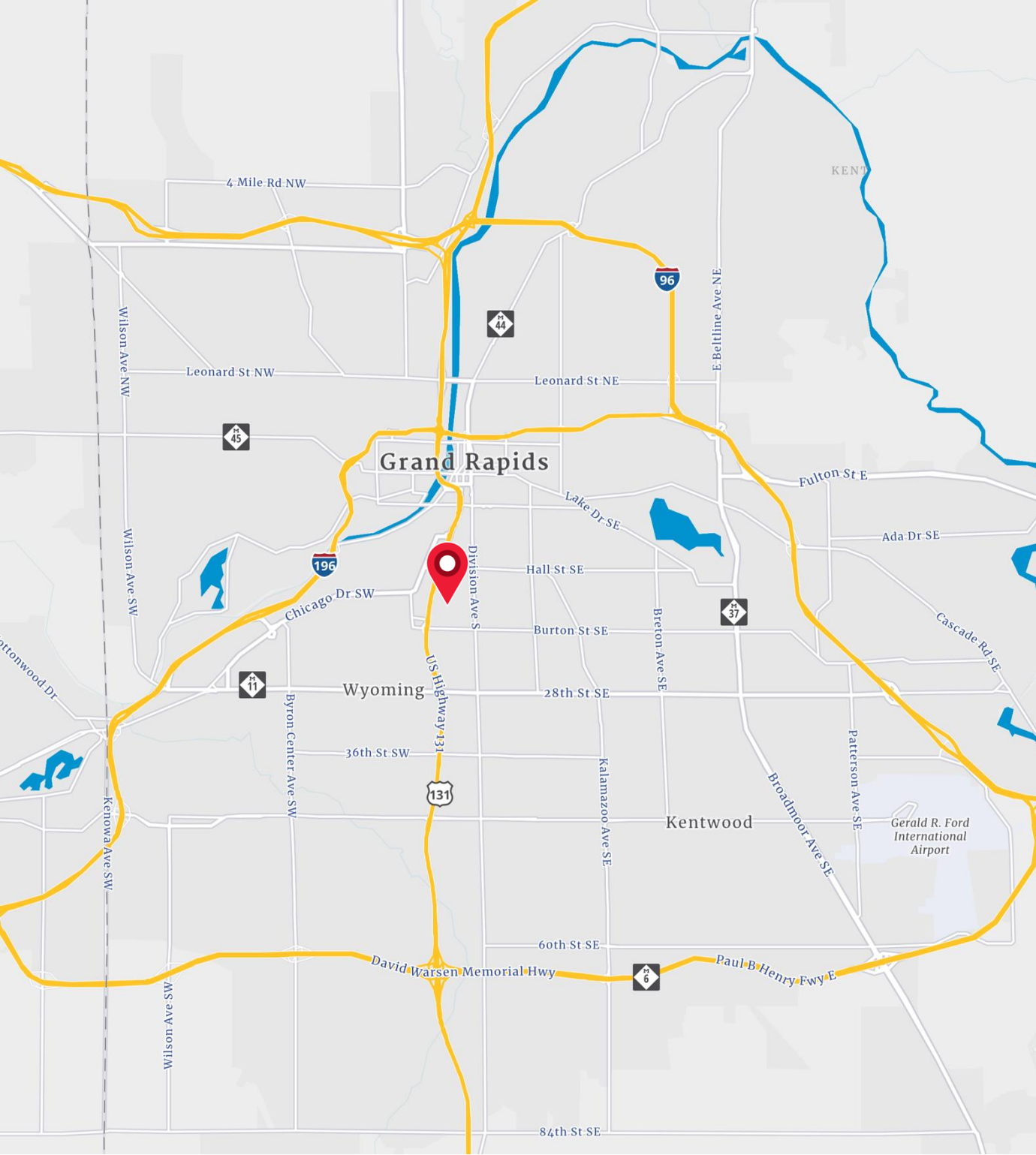


Suite 1
22,500 SF

22,500 SF INDUSTRIAL SPACE FOR LEASE



Location Map



22,500 SF INDUSTRIAL SPACE FOR LEASE

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Aerial Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	22,578	138,589	289,283
Total Households	6,671	54,986	117,142
Total Family Households	4,600	29,472	65,033
Average Household Size	3.34	2.48	2.41
Median Age	27.8	32.0	33.9
Population Age 25+	12,330	89,238	192,297
2010 - 2021 Population: Annual Growth Rate (CAGR)	0.99%	0.74%	0.58%
2022 - 2023 Population: Annual Growth Rate (CAGR)	-0.34%	-0.01%	0.04%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	0.09%	0.20%	0.14%
Households	0.45%	0.56%	0.49%
Families	0.22%	0.29%	0.25%
Median Household Income	1.78%	1.92%	1.87%
CURRENT YEAR POPULATION BY SEX			
Male Population	11,483	69,175	143,269
Female Population	11,483	69,175	143,269
INCOME & HOUSEHOLDS SUMMARY			
2025 Median Household Income	\$51,977	\$68,983	\$71,321
Average Household Income	\$62,655	\$88,317	\$92,551
Per Capita Income	\$18,853	\$35,164	\$37,612
SUMMARY BUSINESS DATA			
Total Businesses	558	5,800	10,941
Total Daytime Population	20,545	171,556	316,805
Daytime Population: Workers	7,426	107,367	183,008
Daytime Population: Residents	13,119	64,189	133,797

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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