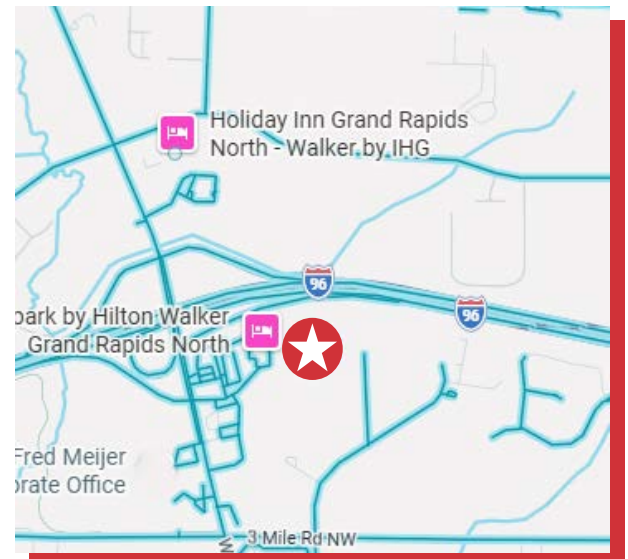




## **2925 WALKENT CT NW** **WALKER, MI 49544**

- Prime NW Grand Rapids industrial facility for lease
- 34,375 up to 201,622 SF of high-quality warehouse/manufacturing space
- Excellent access to I-96 and regional transportation networks
- Well-appointed office space suitable for corporate users
- Clean, professionally maintained facility offering strong corporate presence



**FOR MORE INFORMATION, CONTACT:**

**STUART KINGMA, SIOR**  
616.581.5000  
skingma@naiwwm.com



naiwwm.com | 616.776.0100

# PROPERTY SUMMARY

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE

The property located at 2925 Walkent Ct NW is a well-maintained, high-quality industrial facility ideally suited for distribution, warehousing, or light assembly operations. Constructed in the mid-1990s and encompassing approximately 202,000± square feet on 9.1 acres, the building offers a functional layout designed to accommodate modern logistics users.

The facility features a strong shipping infrastructure with multiple loading docks, generous clear heights, and a balanced office-to-warehouse ratio. Interior office space is well-appointed, supporting both administrative and operational functions, while the warehouse area is designed for efficient material handling and throughput.

Walker is home to one of Michigan's most active industrial corridors and offers immediate access to key regional corridors including I-96, US-131, and M-6, enabling efficient distribution throughout the Midwest. Companies can reach major population centers like Chicago, Detroit, and Indianapolis within a day's drive. Proximity to Gerald R. Ford International Airport and Lake Michigan ports further enhances multimodal capabilities.

Position your operations for success at 2925 Walkent Ct NW—a high-quality, logistics-ready industrial facility offering scale, efficiency, and immediate access to West Michigan's primary distribution corridors.



 **2925 WALKENT CT NW**  
WALKER, MI 49544

**NAI** Wisinski of  
West Michigan

# PROPERTY OVERVIEW

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE

## PROPERTY - BUILDING INFORMATION

<b>Total Building Size:</b>	201,622 SF
<b>Warehouse SF:</b>	167,854 SF
<b>Office SF:</b>	33,768 SF
<b>Year Built / Renovated:</b>	1994
<b>Acreage:</b>	9.1 acres
<b>Construction:</b>	Pre-engineered steel
<b>Roof:</b>	Standing seam metal
<b>Floors / Mezzanine:</b>	1 / 0
<b>Eave Height:</b>	24'
<b>Elevators:</b>	No
<b>Security System:</b>	Yes
<b>Sprinklered:</b>	Yes
<b>Signage:</b>	Ground sign directory
<b>Parking:</b>	Ample, surface lot paved parking
<b>Fenced Yard:</b>	No
<b>Outside Storage:</b>	No
<b>Zoning:</b>	IPUD; Industrial Planned Development

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

## UTILITY PROVIDERS

<b>Electric:</b>	Consumers Energy
<b>Natural Gas:</b>	DTE Energy
<b>Sanitary Sewer:</b>	City of Grand Rapids
<b>Storm Sewer:</b>	City of Grand Rapids
<b>Water:</b>	City of Grand Rapids

## PROPERTY TAX INFORMATION

<b>Taxable Value:</b>	\$2,759,962.00
<b>Summer Taxes:</b>	\$115,299.73
<b>Winter Taxes:</b>	\$8,214.46
<b>Total Taxes:</b>	\$123,514.19

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.

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# BUILDING OVERVIEW

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE

## WAREHOUSE INFORMATION

<b>Warehouse SF:</b>	167,854 SF
<b>Floors:</b>	Concrete
<b>Air Conditioning:</b>	Partially
<b>HVAC:</b>	Gas / Unit heater
<b>Ceiling Height:</b>	24'
<b>Column Spacing:</b>	25' x 46'
<b>Sprinklered:</b>	Yes
<b>Lighting:</b>	LED / Fluorescent
<b>Electric Service:</b>	480v, 3-phase
<b>Grade Level Doors:</b>	4
<b>Loading Docks:</b>	22
<b>Floor Drains:</b>	Yes
<b>Compressed Air:</b>	No
<b>Cranes:</b>	No
<b>Shop Office:</b>	Yes
<b>Shop Breakroom:</b>	Yes
<b>Shop Restrooms:</b>	Yes
<b>Rail Siding:</b>	No

## OFFICE INFORMATION

<b>Office SF:</b>	33,768 SF
<b>Floors:</b>	1
<b>Air Conditioning:</b>	Yes
<b>HVAC:</b>	Gas / Forced Air
<b>Ceiling Height:</b>	8'
<b>Sprinklered:</b>	Yes
<b>Lighting:</b>	Fluorescent
<b>Private Offices:</b>	Yes
<b>Conference Room:</b>	Yes
<b>Restrooms:</b>	Yes
<b>Kitchen/Break Room:</b>	Yes
<b>Communications Equip:</b>	No
<b>Elevators</b>	No

## LEGAL DESCRIPTION

PART SW 1/4 COM AT INT OF WLY LINE OF WALKENT CT /66 FT WIDE/ & N LINE OF WALKENT INDUSTRIAL PARK TH W ALONG N LINE OF SD PLAT TO NW COR OF LOT 7 OF SD PLAT TH N 1D 34M 38S W ALONG W LINE OF SD LOT 7 EXT N 472.22 FT TH N 89D 12M 47S E 378.66 FT TH S 48D 00M 00S E 63.50 FT TH N 89D 12M 47S E TO WLY LINE OF SD WALKENT CT TH SELY & SLY TO BEG \* SEC 3 T7N R12W 9.10 A.

# LEASE OVERVIEW

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE

## LEASE INFORMATION

<b>Lease Type:</b>	NNN
<b>Terms:</b>	36 - 60 months
<b>Tenant Provides:</b>	Taxes, Insurance, Water/Sewer, Electric, Gas/Heat, Air Conditioning, Snow Removal, Landscape, Phone/Internet, Janitorial, Refuse Collection, Driveway, Sidewalks & Parking Lot repairs and Maintenance, Nonstructural repairs and maintenance, Mechanical systems repairs and maintenance
<b>Landlord Provides:</b>	Assessments, Structural and Roof Repairs/Replacement, Mechanical systems replacement
<b>Renewal Option:</b>	Yes
<b>Date Available:</b>	Suite E; 10/1/2026 and remaining is available 4/1/2027

## AVAILABLE SPACE FOR LEASE

SUITE	TOTAL SF	WARE-HOUSE SF	OFFICE SF	DOCKS / DOORS	BASE RENT RATE PSF/Y	NNN RATE PSF/Y ESTIMATE	MONTHLY BASE RENT	MONTHLY NNN (@ \$2.09 /SF)	TOTAL MONTHLY RENT
A	34,375	31,290	3,085	2 / 1	\$4.95	\$2.09	\$14,179.69	\$5,986.98	\$20,166.67
D	35,475	14,835	20,640	4 / 0	\$4.95	\$2.09	\$14,633.44	\$6,178.56	\$20,812.00
E	63,250	60,405	2,845	6 / 1	\$4.95	\$2.09	\$26,090.63	\$11,016.04	\$37,106.67
ENTIRE	201,622	167,854	33,768	22 / 3	\$4.95	\$2.09	\$83,169.08	\$35,115.83	\$118,284.91
B & C	68,522	61,324	7,198	10 / 1	\$4.95	\$2.09	\$28,265.33	\$11,934.25	\$40,199.57
A, B & C	102,897	92,614	10,283	12 / 2	\$4.95	\$2.09	\$42,445.01	\$17,921.23	\$60,366.24
A, B, C & D	138,372	107,449	30,923	16 / 2	\$4.95	\$2.09	\$57,078.45	\$24,099.79	\$81,178.24
B, C & D	103,997	76,159	27,838	14 / 1	\$4.95	\$2.09	\$42,898.76	\$18,112.81	\$61,011.57
B, C, D & E	167,247	136,564	30,683	20 / 2	\$4.95	\$2.09	\$68,989.39	\$29,128.85	\$98,118.24
D & E	98,725	75,240	23,485	10 / 1	\$4.95	\$2.09	\$40,724.06	\$17,194.60	\$57,918.67

# PROPERTY PHOTOS

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE



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WALKER, MI 49544

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West Michigan

# PROPERTY PHOTOS

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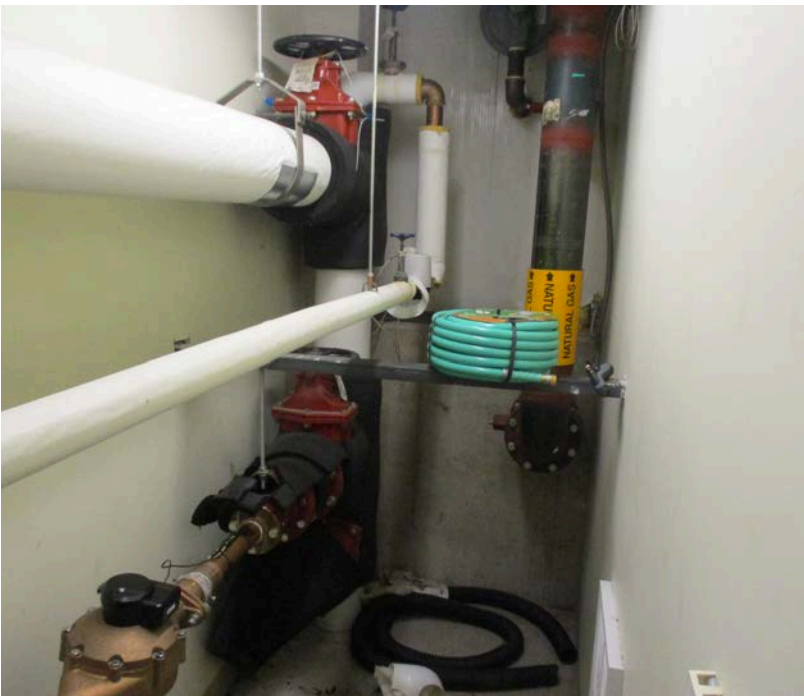


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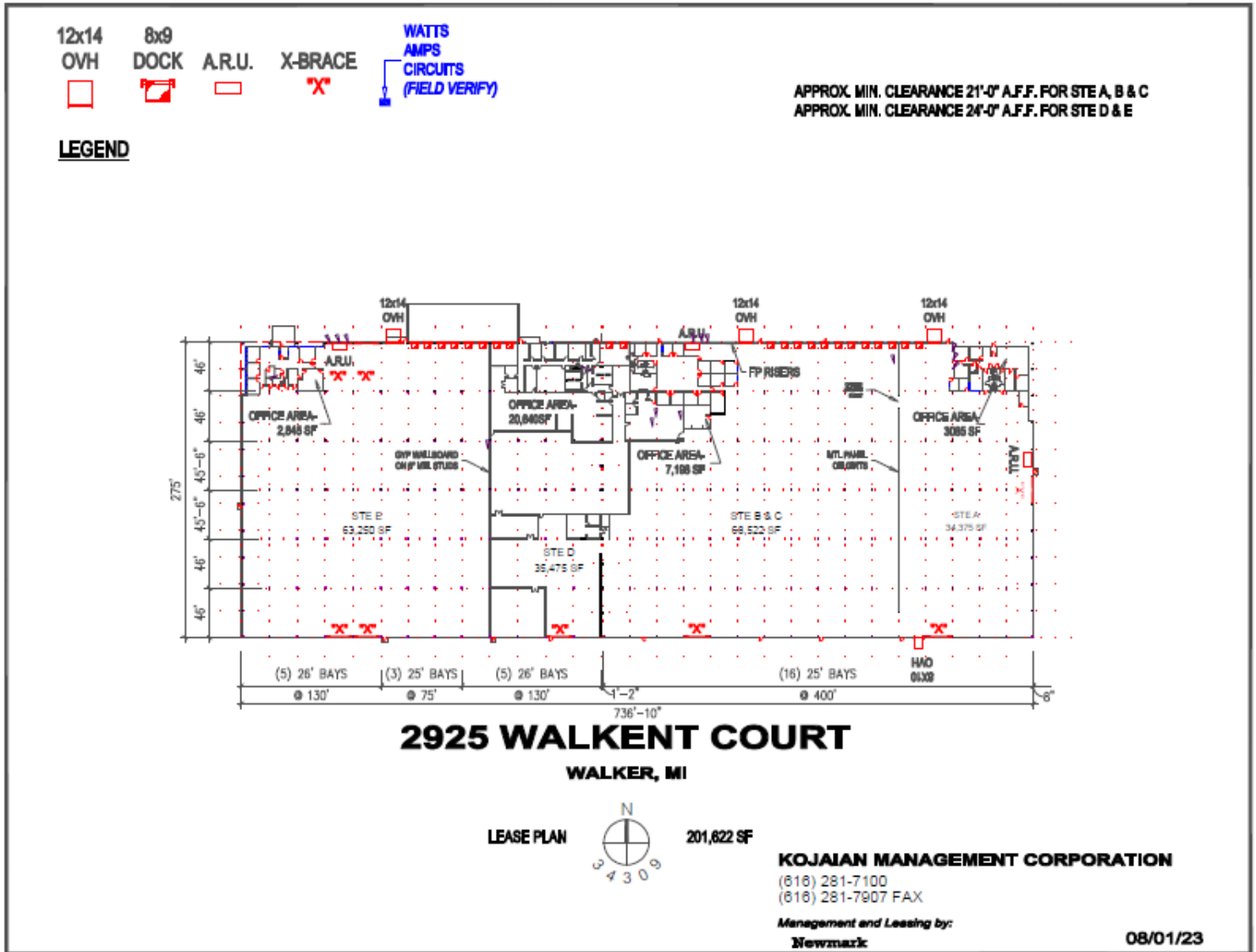


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# FLOOR PLAN

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE

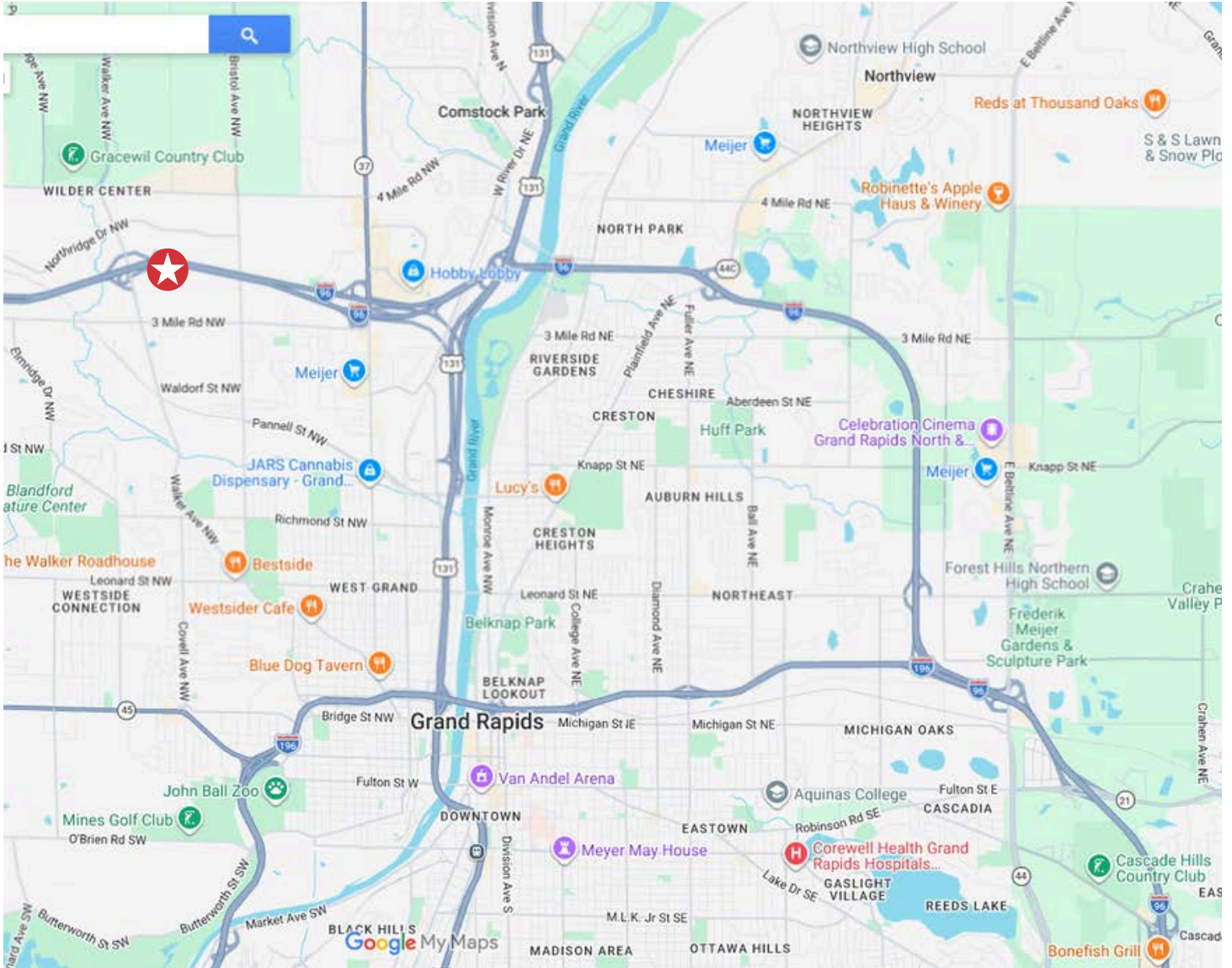


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# LOCATION MAP

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE



## PROXIMITY

I-96	1.03 miles
US-131	3.33 miles
I-196	6.08 miles
M-6	14.97 miles
Gerald R. Ford International Airport	18.87 miles

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# PARCEL MAP

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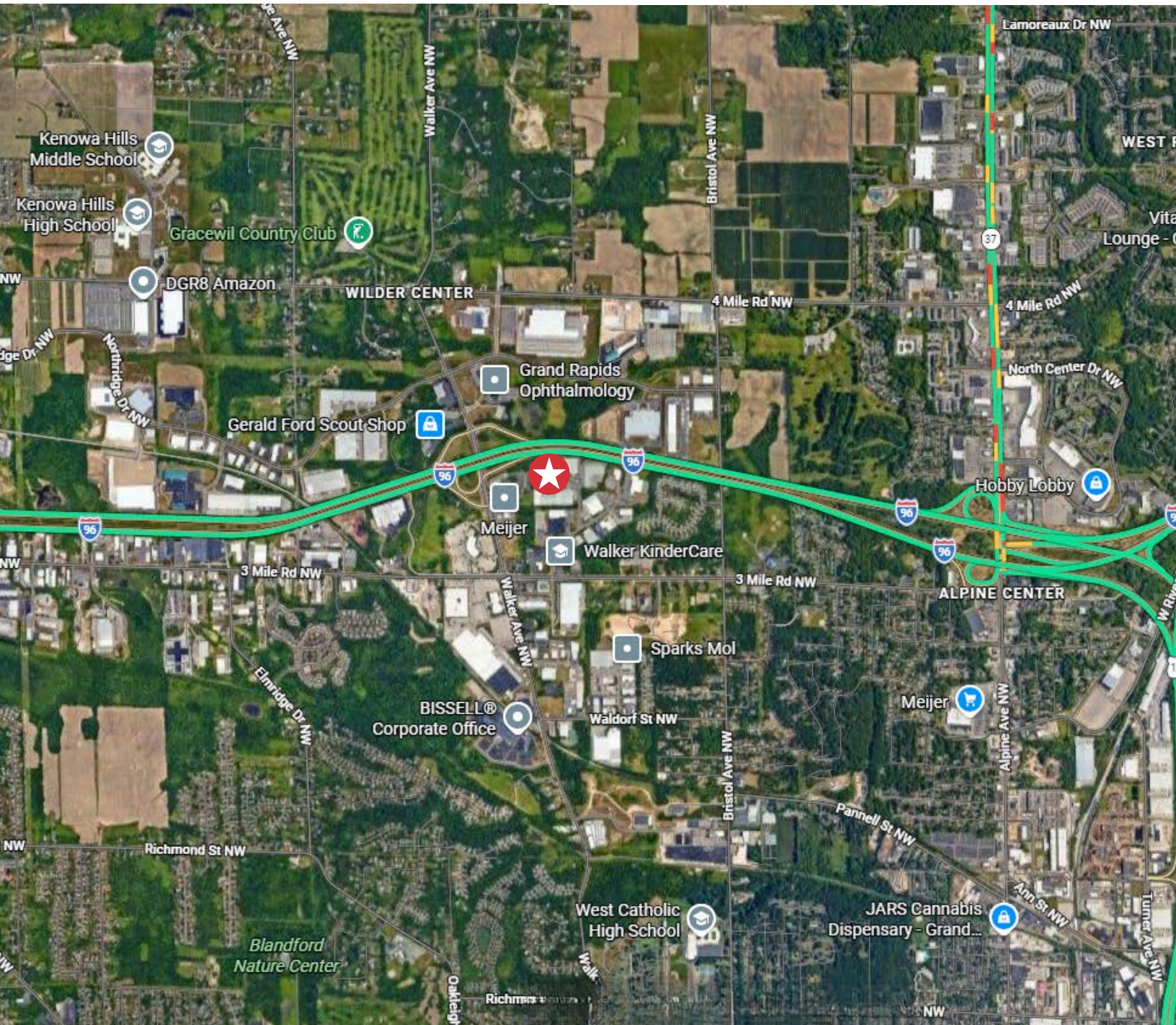


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# AERIAL MAP

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE

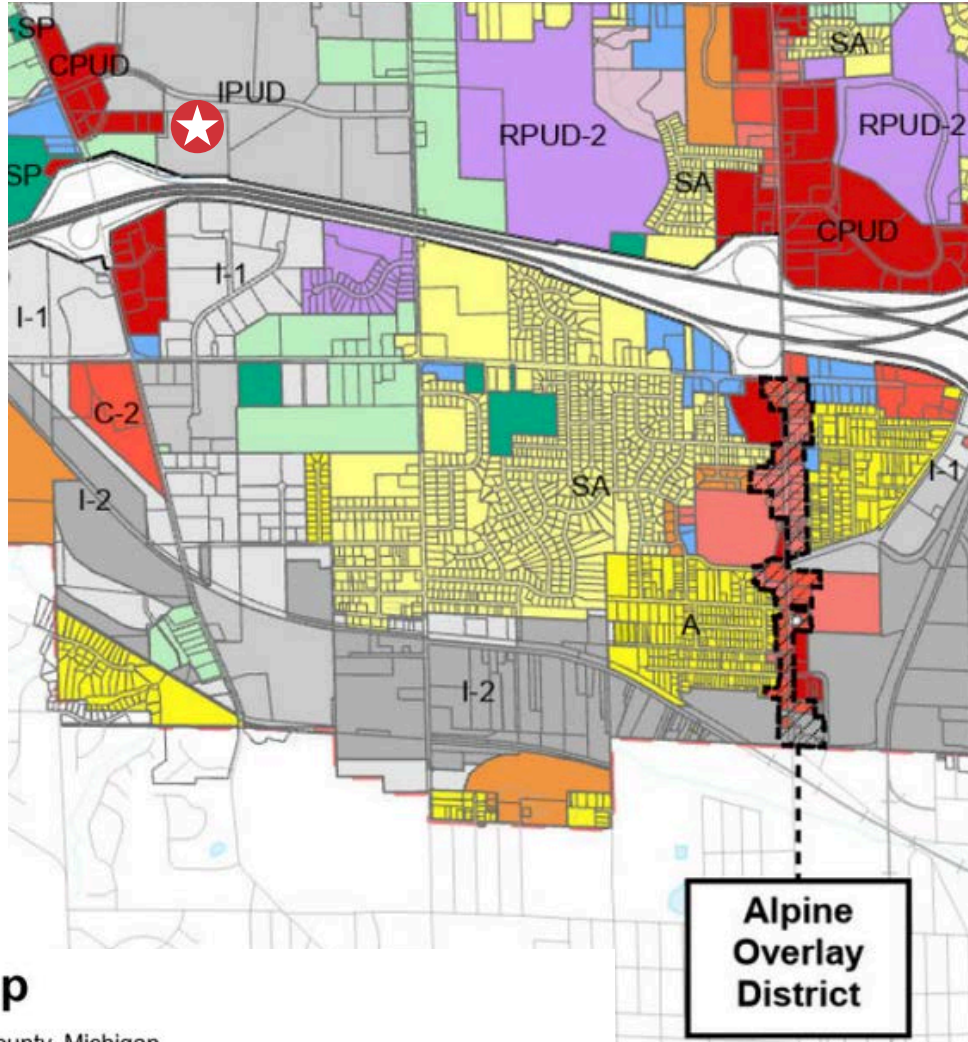


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# ZONING MAP

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE



## Zoning Map

City of Walker, Kent County, Michigan

Effective February 8, 2024.

### ZONING DISTRICTS

A, Single Family Residential	MPUD, Mixed Planned Unit Development
A2, Duplex, Two Family Residential	ORP, Office, Research and Parking
AA, Agricultural	P-SP, Public/Semi-Public
ARM-DIST1, Arm Residential	RMT, Mobile Home or Trailer Park
ARM-MULT, Arm Multiple Family	ROW, Right-of-Way
C-1, Local Commercial	RPUD-1, Residential Planned Unit Development
C-2, General Commercial	RPUD-2, High Density-Residential Planned Unit Development
CPUD, Commercial Planned Unit Development	S, Suburban Residential Single Family
I-1, Light Industrial	SA, Suburban Residential Single Family
I-2, General Industrial	RPUD-3, Extra Density
IPUD, Industrial Planned Unit Development	



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West Michigan

# 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.



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Grand Rapids

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Muskegon

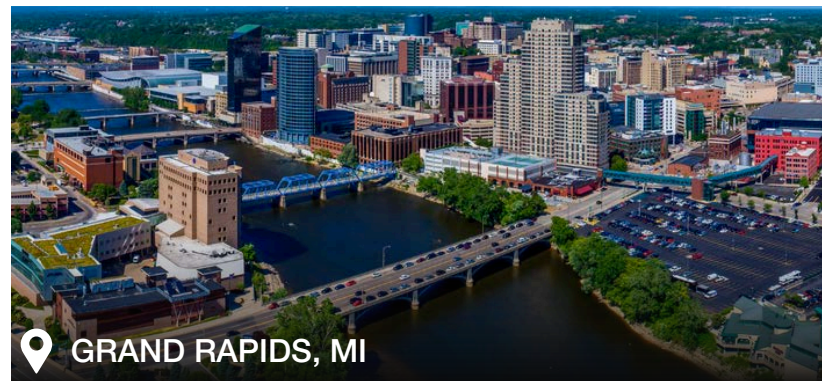


**THE ONLY OFFICIAL COAST GUARD CITY, USA**

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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