

For Lease

Industrial



4045 Karona Ct.

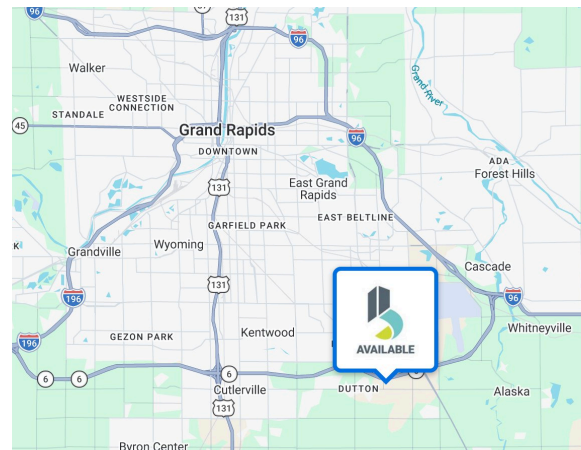
Caledonia, MI, 49316

4045 Karona Ct. is a standalone 86,350 SF industrial building featuring 78,200 SF of warehouse and 8,150 SF of office space, with direct frontage and visibility from M-6. The property is equipped with heavy power infrastructure to support a wide range of manufacturing and distribution users, combined with turnkey existing office finishes. Located in the Gerald R. Ford Airport submarket, one of the tightest industrial corridors in West Michigan, this asset offers a rare opportunity in a market defined by low vacancy and limited available inventory.

Highlights

- **Stand alone industrial building** — 86,350 SF total (78,200 SF warehouse / 8,150 SF office) on a private, single-tenant site
- **Direct M-6 visibility and frontage** — premium highway exposure for branding, signage, and logistics access
- **Heavy power infrastructure with good ceiling heights** — well-suited for manufacturing, distribution, and power-intensive industrial users with ceiling heights 26'9"
- **Airport submarket opportunity** — low vacancy and limited quality inventory make this a rare available asset in one of West Michigan's tightest industrial corridors

Lease Rate	\$6.95/SF NNN
Estimated CAM	\$1.50/SF
Available Size	86,350 SF
Office	8,150 SF
Warehouse	78,200 SF
Taxes (2025)	Total: \$73,272.87



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Property Details

4045 Karona Ct., Caledonia, MI 49316



Location Information

Address	4045 Karona Ct.
City, State, Zip	Caledonia , MI 49316
County	Kent
Municipality	Gaines Township

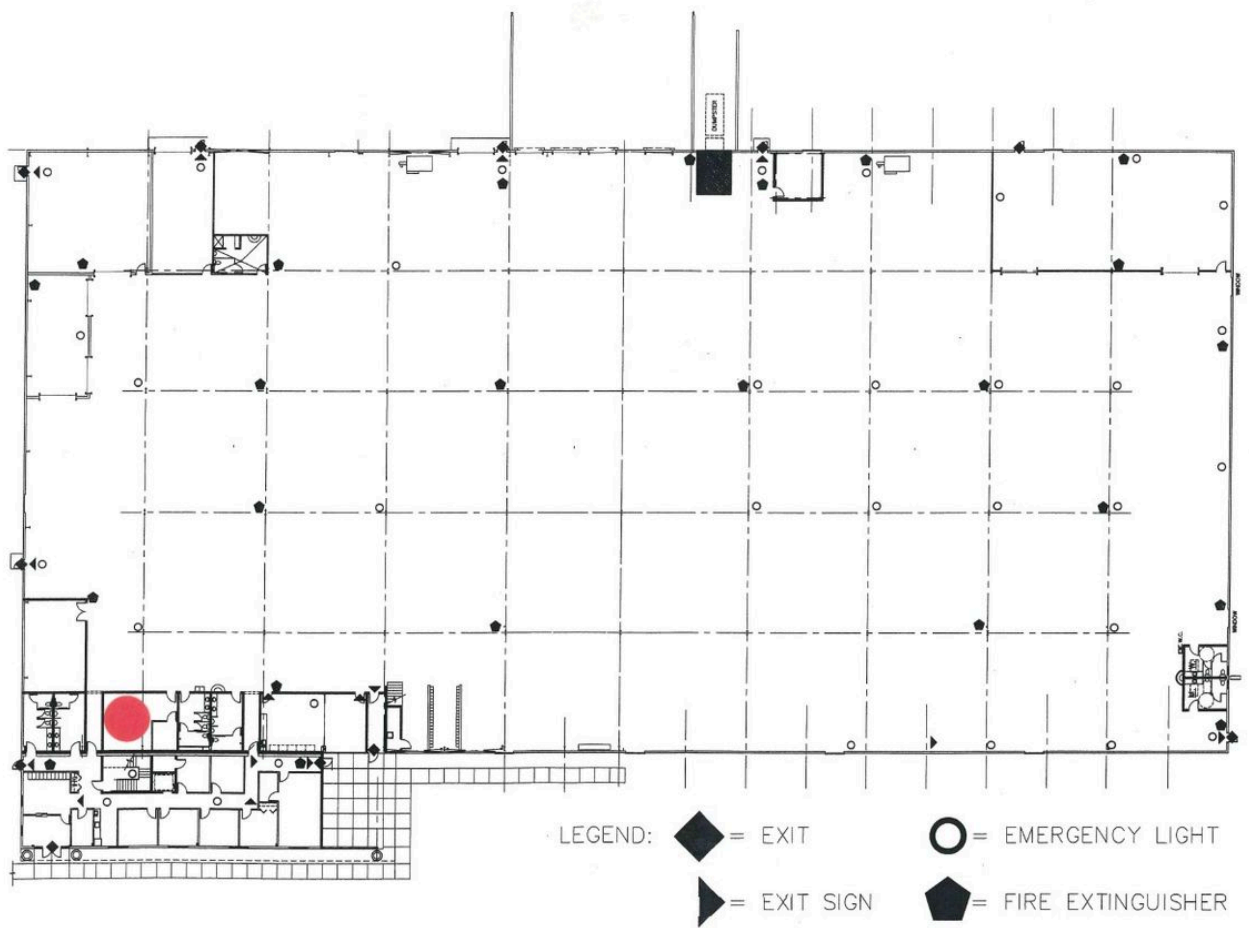
Building Information

Total SF	86,350 SF
Warehouse SF	78,200 SF
Office SF	8,150 SF
Acreage	7.19 AC
Property Type	Industrial
Parcel/APN	41-22-01-300-038
Ceiling Height	26'9
Ceiling Clear	24'
Year Built	2000
Power	480 3 Phase/2000 Amps
Fire Supression	Yes
Docks	4
Overhead	1 (14')
Column Spacing	40 x 40
Lighting	Flourescent
Parking	89
Water	Municipal
Sewer	Municipal



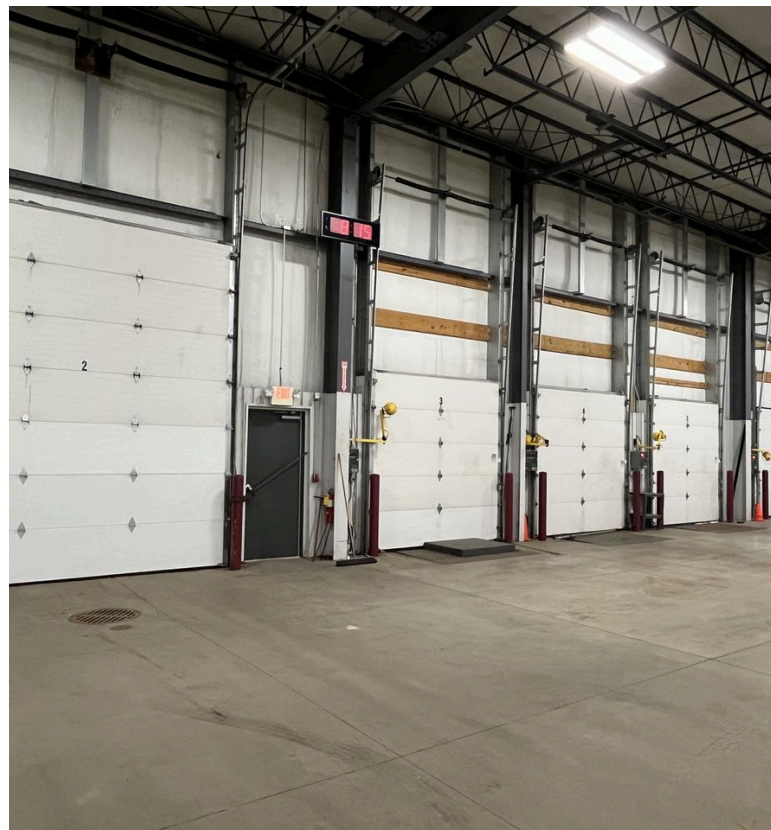
Floor Plan

4045 Karona Ct., Caledonia, MI 49316



Interior Photos

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Interior Photos

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Aerial Map

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Retailer Map

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