

Industrial Snapshot

West Michigan | Q1 2019

Market Activity

Population



1,066,195

Total Employees



547,127

Total Businesses



36,051

Unemployment Rate



2.9%
compared to 4.0%
for United States

Grand Rapids-Wyoming, MI Metropolitan Statistical Data
Source: U.S. Census Bureau, Costar, bankrate.com

- › A logistics company has expanded its presence in West Michigan. WAFUSA Logistics is a third-party fulfillment company who works with a range of freight companies to help transport packages in the final mile throughout West Michigan. They started in 2013 in a 500 square-foot space, and have continued to grow throughout the years; most recently relocating to a 73,905-square-foot facility in Cascade Township.
- › Composite Builders, a maker of advanced fiber materials, is moving its headquarters in the region. This company makes structures and components using advanced fiber materials and fiber-reinforced polymers. They are expanding by investing in a 30,000-square-foot facility in Holland, more than doubling its former space. Notable products that use Composite Builders' technology include sit skis for the USA Paralympic Nordic Skiing Team, fly fishing rods, and wind turbine blades.
- › Vail Rubber Works, a manufacturer of rubber parts, plans to build a new \$8.3-million plant in the region. They are in the process of constructing a 68,550-square-foot manufacturing facility that will create 10 jobs, according to Cornerstone Alliance. Due to the significant increase in demand from the auto industry, Vail Rubber Works has experienced increased sales and has an opportunity for significant growth over the next decade.

Industrial Sales & Leases

Q1 2019



4130 & 4182 Royal Ct.,
Hudsonville
31,000 SF



4710 44th St. SE,
Kentwood
44,630 SF



901 Northland Dr. NE,
Rockford
5,500 SF

2019 Q1 Industrial Snapshot

Submarket	Total RBA	Vacant Available SF	Vacancy Rate	Total Average NNN Rate (\$/SF/ Yr)	Total Net Absorption (SF)
Lakeshore					
Warehouse	11,282,441	529,684	4.7%	\$3.44	-244,774
Manufacturing	23,455,812	377,045	1.6%	\$3.39	-95,942
Hightech Flex	1,615,997	176,563	10.9%	\$5.50	-11,788
Total	36,354,250	1,083,292	2.9%	\$3.50	-352,504
Northeast					
Warehouse	5,548,117	100,819	1.8%	\$4.42	-43,144
Manufacturing	7,078,413	32,274	0.5%	\$2.04	-4,024
Hightech Flex	549,383	8,273	1.5%	\$7.25	4,833
Total	13,175,913	141,366	1.1%	\$3.26	-42,335
Northwest					
Warehouse	5,333,554	201,200	3.8%	\$5.21	-6,960
Manufacturing	12,398,334	519,161	4.2%	\$3.09	18,560
Hightech Flex	1,236,526	18,949	1.5%	\$7.25	-4,645
Total	18,968,414	739,310	3.9%	\$3.96	6,955
Southeast					
Warehouse	23,036,693	390,889	1.7%	\$4.29	168,143
Manufacturing	25,940,259	272,684	1.1%	\$4.38	-113,719
Hightech Flex	3,033,127	33,579	1.1%	\$8.01	-1,171
Total	52,010,079	697,152	1.3%	\$4.55	53,253
Southwest					
Warehouse	9,145,216	292,287	3.2%	\$4.95	-5,695
Manufacturing	22,104,956	68,243	0.3%	\$4.13	504
Hightech Flex	697,925	0	0%	\$6.99	0
Total	31,948,097	360,530	1.1%	\$4.43	-5,191
Total Overall	152,456,753	3,021,650	1.9%	\$4.09	-339,822

Industrial Statistical Changes Year-over-Year and Quarter-over-Quarter

1Q19 vs. 1Q18



NET ABSORPTION



VACANCY RATE



CONSTRUCTION



ASKING RATES

1Q19 vs. 4Q18



NET ABSORPTION



VACANCY RATE



CONSTRUCTION



ASKING RATES