



FOR LEASE

870 - 74th St. SW

4,500 sq. ft.

Features:

- ◆ Six Beautiful, Glassed, Exterior Offices
- ◆ All Steelcase Furniture Included
- ◆ Conference Room with Large Table
- ◆ 1,500 sq. ft. of Additional Warehouse Space is Available



For complete information
Contact:

Dave Kwekel, CCIM

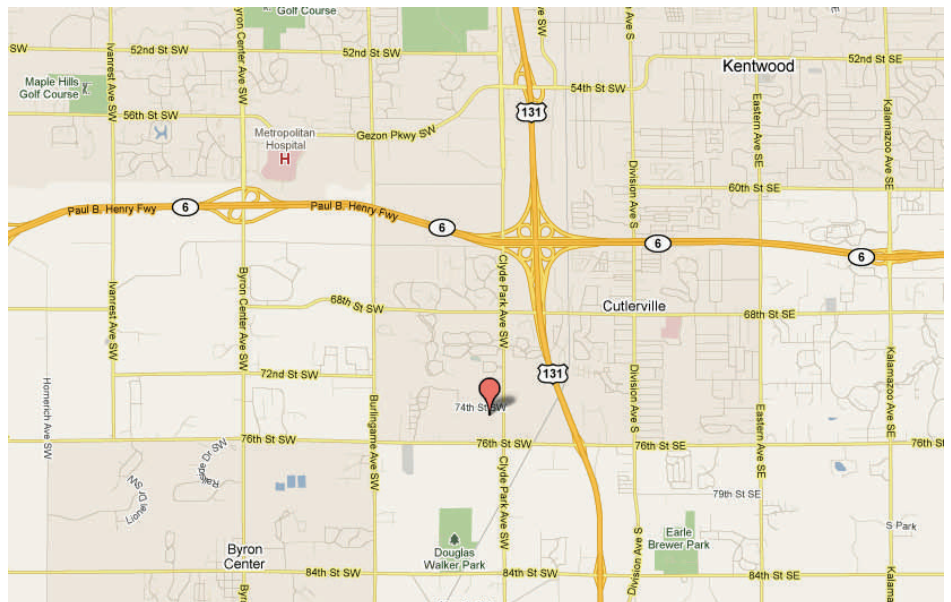
(616) 583-1200

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Why locate here?

- ◆ Close Proximity to US 131
- ◆ Suite is Ready to Go, Updated, & Clean



For Sale

870 – 74th St. SW

BUILDING SIZE: Available: 4,500 Square Feet
Office: 4,500 Square Feet
***Possible Addition** ***Warehouse:** 1,500 Square Feet

LOCATION: 76th St. to Clyde Park, N to 74th St., W to property

SITE INFORMATION: Large Parking Lot

MUNICIPALITY: Byron Township

GENERAL BUILDING FEATURES: **Construction:** Drywall
Drive-In Doors: 2
Docks: 4
Floors: One
Heat: Forced Air / Gas
Ceiling Height: 24'
Lighting: Fluorescent
Roof: Rubber
Sprinklered: Yes
Year Built: 2000

GENERAL OFFICE FEATURES: **Air Conditioning:** 100%
Ceiling: 12'
Construction: Drywall
Windows: Thermal
Heat: Forced Air / Gas
Restrooms: 2

UTILITIES: All municipal utilities available

PERMANENT PARCEL #: 41-21-11-477-005

ZONING: Industrial

PRICE & TERMS: \$12.00 per square foot per year or \$4,500.00 per month with tenant paying all costs of taxes and insurance, utilities, grounds and building maintenance along with annual cost of living adjustment in the rental. Term: 24-36 mo. Lessor to approve use & credit.

POSSESSION: At Close

For More Information Contact:	Dave Kwekel, CCIM
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