FOR LEASE

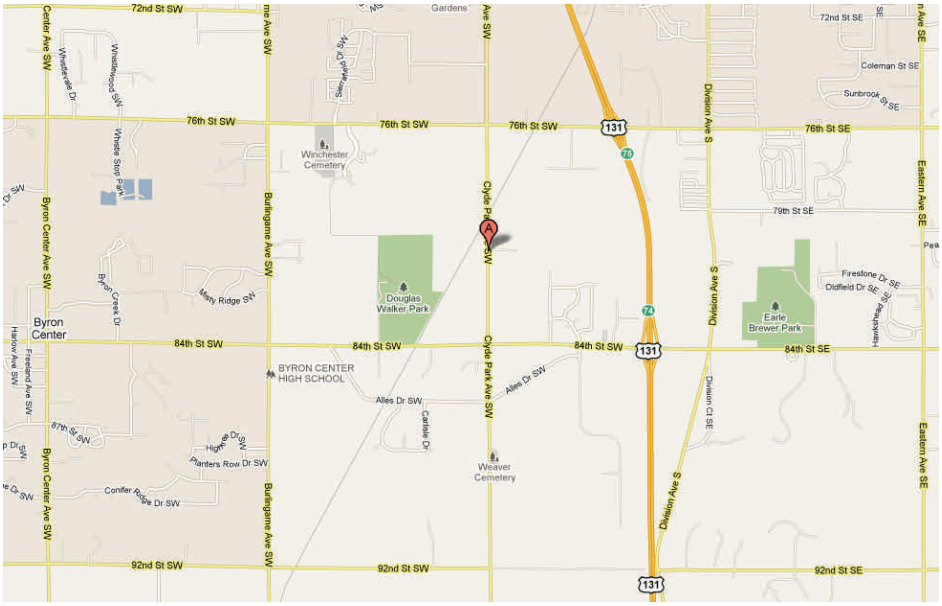
7988 Clyde Park Ave. SW — 3,600 sq. ft

Features:

- Triple Net Lease
- 3 Overhead Doors
- 550 sq. ft. Main Floor Office Space
- 550 sq. ft. 2nd Floor Office Space
- Outside Storage Allowable

Why locate here?

- Close to US 131 / M-6
- Attractive Allocation of Office / Warehouse



For complete information

Contact:

Dave Kwekel, CCIM

(616) 583-1200

dave@dkwekel.com

For Lease

7988 Clyde Park Ave. SW

BUILDING SIZE:	**Available:**	3,600	Square Feet
	Office:	550	Square Feet
	Warehouse:	3,050	Square Feet

LOCATION: Between 84th and 76th St.

SITE INFORMATION: Flat, asphalt

MUNICIPALITY: Byron Township

GENERAL BUILDING FEATURES:	**Construction:**	Metal / Steel / Masonry
	Drive-In Doors:	3
	Docks:	0
	Floors:	2
	Heat:	Gas / Forced Air
	Ceiling Height:	9' to 18'
	Lighting:	Fluorescent
	Roof:	Steel
	Sprinklered:	No
	Year Built:	2000
GENERAL OFFICE FEATURES:	**Air Conditioning:**	Yes
	Ceiling:	9'
	Construction:	Drywall
	Windows:	Thermal
	Heat:	Gas / Forced Air
	Restrooms:	1

UTILITIES: All municipal utilities available

PERMANENT PARCEL #: 41-21-13-100-022

ZONING: 201 Commercial - Improved

PRICE & TERMS: $3.95 per square foot per year or $1,185.00 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. NNN are approximately $1.49 psf.
Term: 12-36 mo. Lessor to approve use & credit.

POSSESSION: At Close

For More Information Contact: **Dave Kwekel, CCIM**

Dave Kwekel Development, LLC
7660 Clyde Park Ave. SW
Byron Center, Michigan 49315

SEE OUR WEBSITE AT:
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