



FOR LEASE

4623 - 14 Mile Rd.

1920 sq. ft.



Features:

- ◆ Small Industrial Suite
- ◆ Modified Gross Lease
- ◆ Nice Space for Contractor



For complete information
Contact:

Dave Kwekel, CCIM

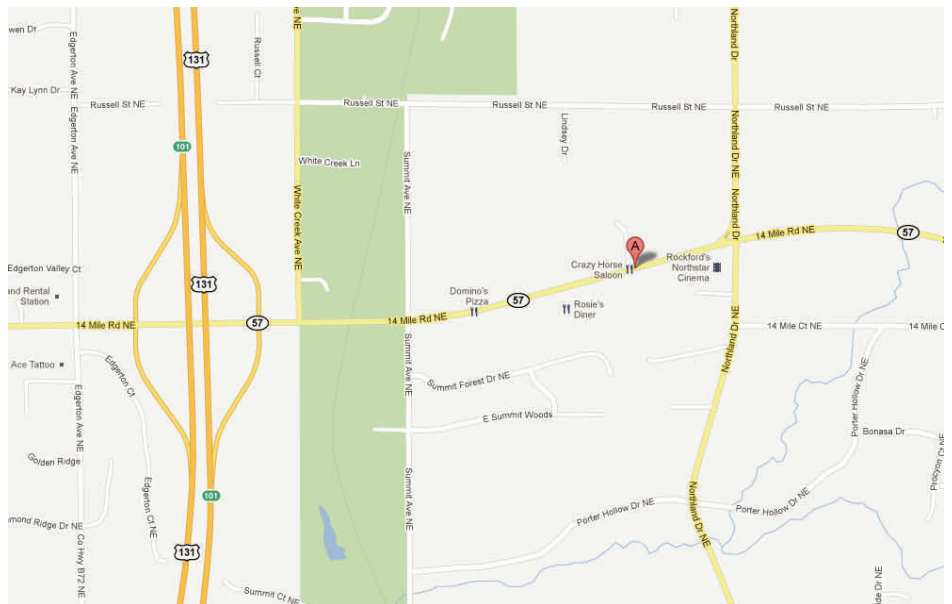
(616) 583-1200

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Why locate here?

- ◆ Very Close to US 131
- ◆ Multi-Tenant Building



For Lease

4623 – 14 Mile Rd.

BUILDING SIZE: **Available:** 1,920 Square Feet
 Office: 224 Square Feet
 Warehouse: 1696 Square Feet

LOCATION: 1 Mile East of US 131 on 14 Mile Rd.

MUNICIPALITY: Algoma Township

GENERAL BUILDING FEATURES: **Construction:** Steel Skin
 Drive-In Doors: 1
 Docks: 0
 Heat: Forced Air / Gas
 Ceiling Height: 14'
 Lighting: Fluorescent
 Roof: Shingle
 Sprinklered: No
 Year Built: 2001

GENERAL OFFICE FEATURES: **Air Conditioning:** Yes
 Ceiling: 9'
 Construction: Drywall
 Windows: Thermal
 Heat: Forced Air / Gas
 Restrooms: Yes

UTILITIES: All municipal utilities available

PERMANENT PARCEL #: 41-06-12-476-001

ZONING: 201 Commercial - Improved

PRICE & TERMS: \$5.50 per square foot per year or \$875.00 per month with tenant paying gas, electric, phone, and janitorial expenses along with annual cost of living adjustment in the rental.
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: www.dkwekel.com	Telephone: 616.583.1200 Fax: 616.583.1201 Email: dave@dkwekel.com

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