



# FOR LEASE

1,800 sq. ft. / \$7.06 psf per year

7974 Clyde Park Ave. SW



## Features:

- ◆ Office / Warehouse Combination
- ◆ 14' Overhead Door
- ◆ Load Bearing Mezzanine



For complete information  
Contact:

**Dave Kwekel, CCIM**

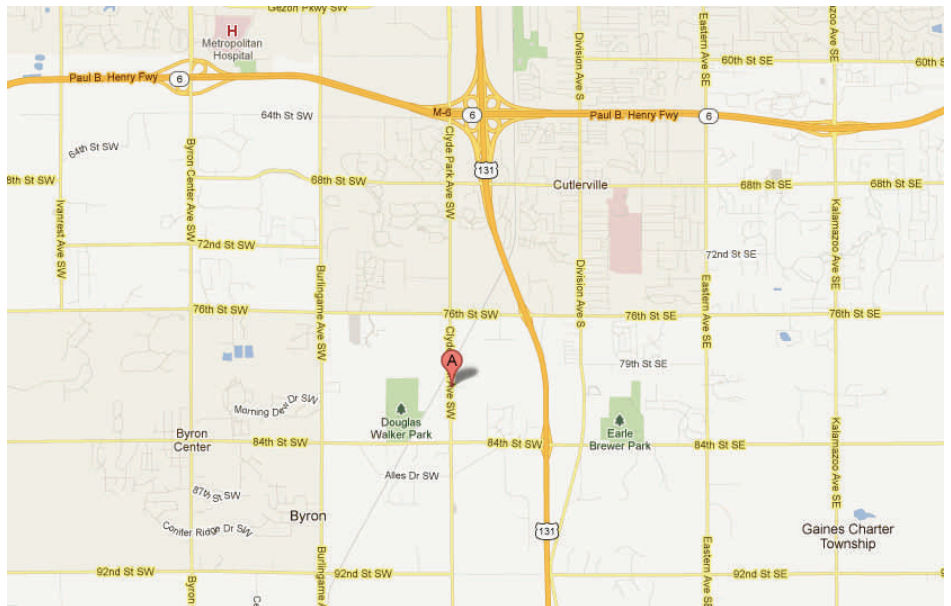
**(616) 583-1200**

**dave@dkwekel.com**



## Why locate here?

- ◆ Join This Multi Tenant Mixture of Contractors and Businesses
- ◆ Very Close to US 131



# For Sale

## *7974 Clyde Park Ave. SW*

**BUILDING SIZE:**                   **Available:**                   1,800    Square Feet  
   **Office:**                         600      Square Feet  
   **Warehouse:**               1,200    Square Feet

**LOCATION:**                         SOUTH OFF 76<sup>TH</sup> ST SW / NORTH OF 84<sup>TH</sup> ST

**SITE INFORMATION:**           Large Asphalt Parking Area

**MUNICIPALITY:**                 Byron Township

**GENERAL BUILDING**           **Construction:**             Metal / Steel / Concrete  
**FEATURES:**                   **Drive-In Doors:**         1  
                                     **Docks:**                     0  
                                     **Floors:**                     1  
                                     **Heat:**                       Forced Air / Gas  
                                     **Ceiling Height:**         9'-16'  
                                     **Lighting:**                 Fluorescent  
                                     **Roof:**                       Steel  
                                     **Sprinklered:**             No  
                                     **Year Built:**               2005

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

**UTILITIES:**                    All municipal utilities available

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

**ZONING:**                        201 COMMERCIAL - IMPROVED

**PRICE & TERMS:**           \$7.06 per square foot per year or \$1,060 per month with tenant paying all costs of insurance, utilities, and building maintenance along with annual cost of living adjustment in the rental.  
Term: 12-36 mo. Lessor to approve use & credit.

**POSSESSION:**                 At Close

<b>For More Information Contact:</b>	<b>Dave Kwekel, CCIM</b> <b>Dave Kwekel Development, LLC</b> <b>7660 Clyde Park Ave. SW</b> <b>Byron Center, Michigan 49315</b>
<b>SEE OUR WEBSITE AT:</b> <b>www.dkwekel.com</b>	<b>Telephone: 616.583.1200</b> <b>Fax: 616.583.1201</b> <b>Email: dave@dkwekel.com</b>

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