



# FOR LEASE

2221 Alpine Ave. NW

4,960 sq. ft.

## Features:

- ◆ 4,960 sq. ft. Suite
- ◆ 4 - 12' Overhead Doors
- ◆ 440 - 3 Phase
- ◆ 760 sq. ft. Office / Waiting Area



For complete information  
Contact:

**Dave Kwekel, CCIM**

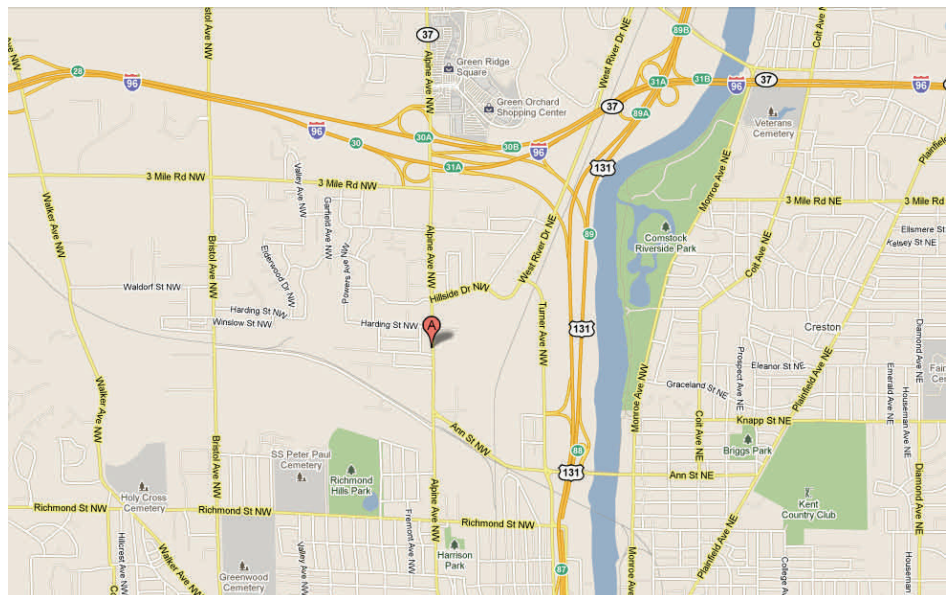
**(616) 583-1200**

**dave@dkwekel.com**



## Why locate here?

- ◆ Former Auto Repair Facility
- ◆ South of I-96



## ***FOR LEASE***

### ***2221 Alpine Ave. NW***

**SIZE:** • 4,960 sq. ft.

**LOCATION:** On Alpine Ave., South of I-96

**GENERAL BUILDING FEATURES:**

<b>Construction:</b>	Block
<b>Heat:</b>	Forced Air / Gas
<b>Ceiling Height:</b>	9' to 16'
<b>Lighting:</b>	Fluorescent
<b>Roof:</b>	Rubber
<b>Sprinklered:</b>	Partial
<b>Parking:</b>	Ample Off-street
<b>Year Built:</b>	1991

**GENERAL INTERIOR FEATURES:**

<b>Air Conditioning:</b>	Offices
<b>Ceiling:</b>	9' to 16'
<b>Construction:</b>	Drywall
<b>Windows:</b>	Thermal
<b>Heat:</b>	Forced Air / Gas
<b>Restrooms:</b>	2

**UTILITIES:** All municipal utilities available.

**PERMANENT PARCEL #:** 41-13-11-429-020

**MUNICIPALITY:** City of Walker

**ZONING:** 201 COMMERCIAL - IMPROVED

**PRICE & TERMS:** \$5.00 per square foot per year or \$2,066.00 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 - 60 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**  
**Telephone: 616-583-1200**  
**Fax: 616-583-1201**  
**Email: dave@dkwekel.com**

#### **SEE OUR WEBSITE AT:**

**<http://www.dkwekel.com>**