



FOR LEASE

8,522 sq. ft. / \$6.75 psf per year

265 Leonard St. NW

Features:

- ◆ 6,400 sf Office
- ◆ 2,000 sf Warehouse
- ◆ Dock Door
- ◆ Large Lot for Outside Storage



Why locate here?

- ◆ Very Close to US 131 / Leonard On-Ramp

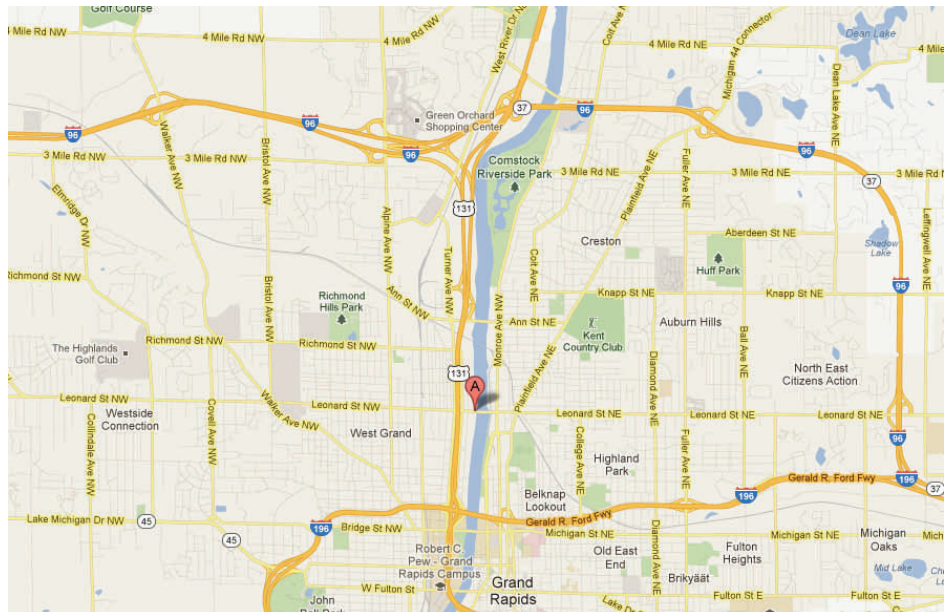
For complete information
Contact:

Dave Kwekel, CCIM

(616) 583-1200

dave@dkwekel.com

**COMMERCIAL
ALLIANCE OF
REALTORS®**



For Lease

265 Leonard St. NW

BUILDING SIZE: Available: 8,522 Square Feet
Office: 6,442 Square Feet
Warehouse: 2,080 Square Feet

LOCATION: 1 BLK E OF US 131 ON LEONARD

SITE INFORMATION:

MUNICIPALITY: City of Grand Rapids

GENERAL BUILDING FEATURES: Construction: Brick / Block
Drive-In Doors: 0
Docks: 1
Floors: 1
Heat: Forced Air / Gas
Ceiling Height: 10' – 20'
Lighting: Fluorescent
Roof: Rubber Stone
Sprinklered: No
Year Built: 999

GENERAL OFFICE FEATURES: Air Conditioning: Yes
Ceiling: 10' – 20'
Construction: Drywall
Windows: Thermal
Heat: Forced Air / Gas
Restrooms: Yes

UTILITIES: All municipal utilities available

PERMANENT PARCEL #: 41-13-13-455-011

ZONING: 201 Commercial - Improved

PRICE & TERMS: \$6.75 per square foot per year or \$4,793.63 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: 36-60 mos. Lessor to approve use & credit.

POSSESSION: November 16, 2012

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| 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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