



FOR LEASE

4,500 sq. ft. / \$5.50 psf per year
7740 Clyde Park Ave. SW

Features:

- ◆ Three Overhead Doors
- ◆ Load Bearing Mezzanine
- ◆ Good Fit for Building Contractor
- ◆ Possible Retail



For complete information
Contact:

Dave Kwekel, CCIM

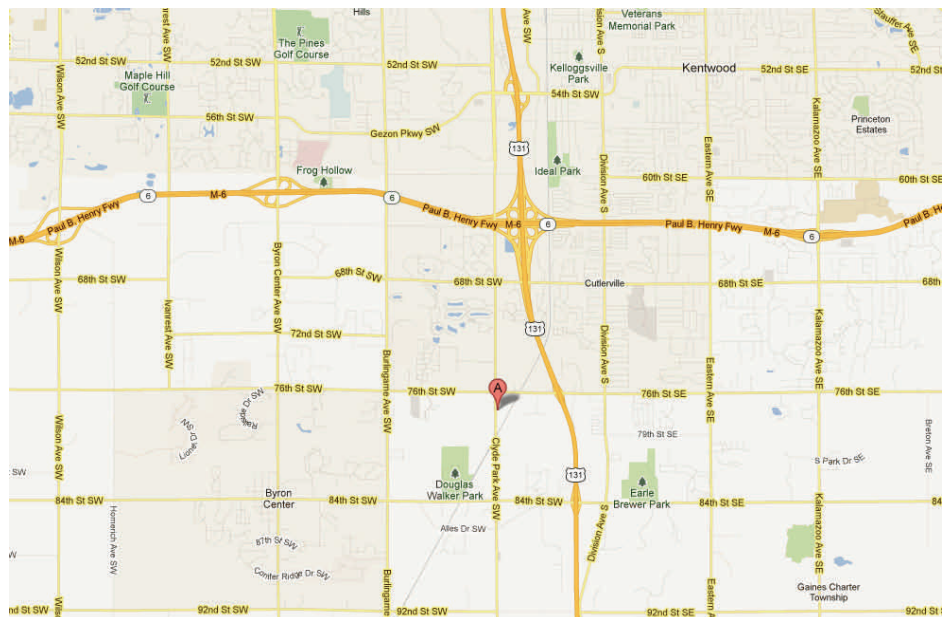
(616) 583-1200

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Why locate here?

- ◆ Combination Office / Warehouse
- ◆ Close to US 131 / M-6



For Sale

7740 Clyde Park Ave. SW

BUILDING SIZE: **Available:** 4,500 Square Feet
 Office: 640 Square Feet
 Industrial: 3,860 Square Feet

LOCATION: 76TH ST W TO CLYDE PARK S TO PROPERTY

SITE INFORMATION: Some Outside Storage Available

MUNICIPALITY: Byron Township

GENERAL BUILDING FEATURES: **Construction:** Brick and Masonry
 Drive-In Doors: 3
 Docks: 0
 Floors: 1
 Heat: Forced Air / Gas
 Ceiling Height: 9' – 16'
 Lighting: Fluorescent
 Roof: Rubber
 Sprinklered: No
 Year Built: 1983

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 #: 41-21-13-100-054

ZONING: 201 Commercial - Improved

PRICE & TERMS: \$5.50 per square foot per year or \$2,050.00 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

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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