



FOR LEASE

1,800 - 3,600 sq. ft. / \$7.00 - \$7.33 psf/yr

7776 & 7780 Clyde Park Ave. SW

Features:

- ◆ Combo Office / Warehouse Suite
- ◆ 14' Overhead
- ◆ Modified Gross Lease



For complete information
Contact:

Dave Kwekel, CCIM

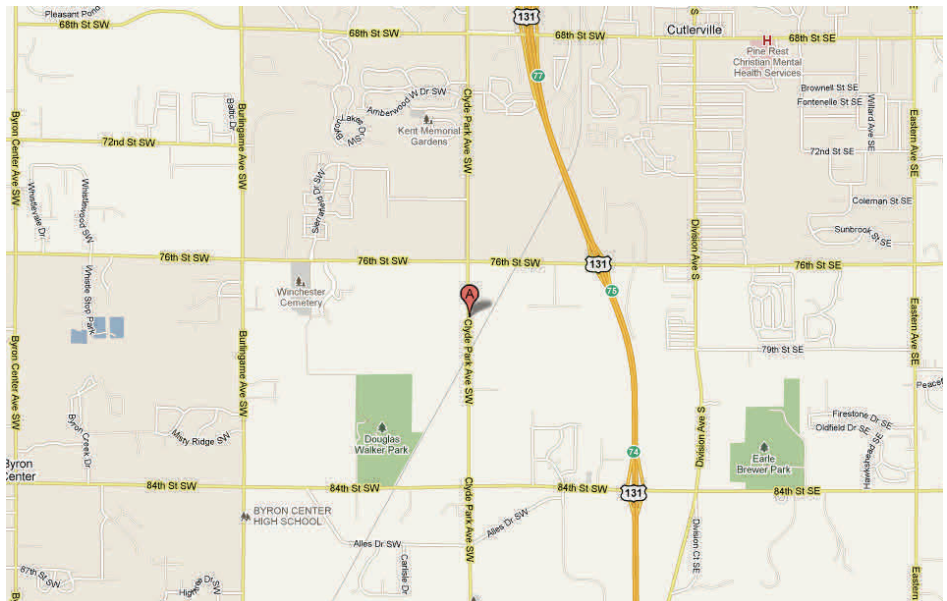
(616) 583-1200

dave@dkwekel.com



Why locate here?

- ◆ Close to US-131 / M-6
- ◆ Multi-tenant building



FOR LEASE

7776 & 7780 Clyde Park Ave SW

SIZE:

- 1,800 sq. ft. \$1,100 / month
- 3,600 sq. ft. \$2,100 / month

LOCATION: Between 84th and 76th St.

GENERAL BUILDING FEATURES:

Construction: Metal / Steel / Masonry
Heat: Forced Air / Gas
Ceiling Height: 9' to 16'
Lighting: Fluorescent
Roof: Steel
Sprinklered: No
Parking: Ample Off-street
Year Built: 2000

GENERAL INTERIOR FEATURES:

Air Conditioning: 100%
Ceiling: 9' to 9'
Construction: Drywall
Windows: Thermal
Heat: Forced Air / Gas
Restrooms: 1

UTILITIES: All municipal utilities available.

PERMANENT PARCEL #: 41-21-13-100-055

MUNICIPALITY: Byron Township

ZONING: 201 Commercial - Improved

PRICE & TERMS: \$7.00 - \$7.33 per square foot per year with landlord paying all costs of taxes, grounds 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:**

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SEE OUR WEBSITE AT: <http://www.dkwekel.com>