



FOR LEASE

14,533 sq. ft. / \$4.25 psf per year

8625 Byron Commerce Dr. SW



Features:

- ◆ 14,533 sq. ft. Industrial Suite
- ◆ 2,800 sq. ft. Finished Office
- ◆ Three Bathrooms
- ◆ 22-24 ft. Ceiling Height
- ◆ Load Bearing Mezzanine



For complete information
Contact:

Dave Kwekel, CCIM

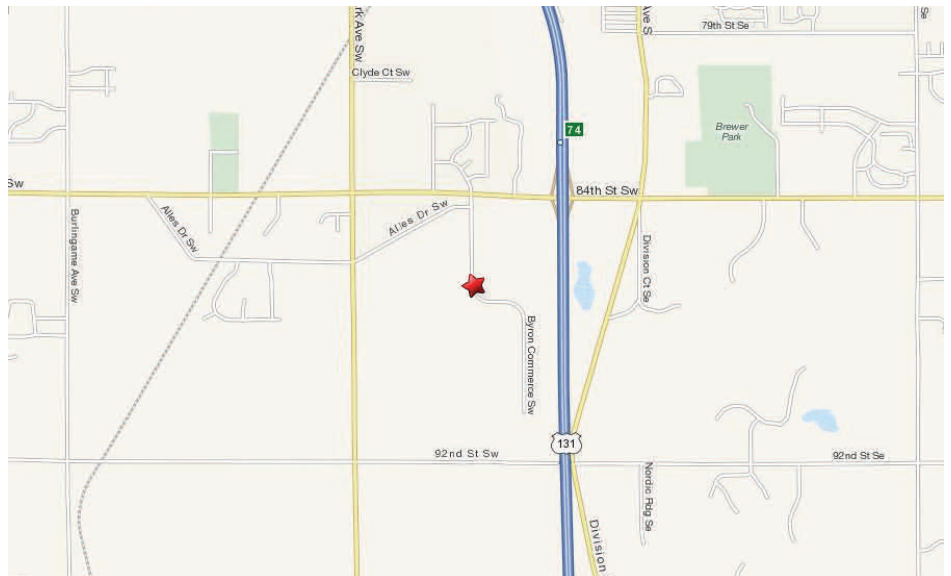
(616) 583-1200



**COMMERCIAL
ALLIANCE
OF
REALTORS®**

Why locate here?

- ◆ Located in New Byron Commerce Industrial Park
- ◆ 1/2 Mile from US 131
- ◆ Masonry Construction at its Finest
- ◆ Triple Net Lease



For Lease

8625 Byron Commerce Dr. SW

BUILDING SIZE:	Available:	14,533	Square Feet
	Office:	2,800	Square Feet
	Warehouse:	11,733	Square Feet
LOCATION:	US 131 to 84 th St. W ¼ mile to Byron Commerce, S ¼ mile to property.		
SITE INFORMATION:	Suite lends itself well to racking, ceiling height is 22'-24'. Easy access to US 131. Full 1,200 sf of mezzanine space is load bearing.		
MUNICIPALITY:	Byron Township		
GENERAL BUILDING FEATURES:	Construction:	Block / Brick	
	Drive-In Doors:	3	
	Docks:	0	
	Floors:	1	
	Heat:	Forced Air / Gas	
	Ceiling Height:	22' – 24'	
	Lighting:	Fluorescent	
	Roof:	Rubber	
	Sprinklered:	Yes	
	Year Built:	2002	
GENERAL OFFICE FEATURES:	Air Conditioning:	100%	
	Ceiling:	22' – 24'	
	Construction:	Drywall	
	Windows:	Thermal	
	Heat:	Forced Air / Gas	
	Restrooms:	Yes	
UTILITIES:	All municipal utilities available		
PERMANENT PARCEL #:	41-21-24-128-019		
ZONING:	302 Industrial		
PRICE & TERMS:	\$4.25 per square foot per year or \$5,147.00 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: 36 – 60 mo. Lessor to approve use & credit.		
POSSESSION:	At Close		

For More Information Contact:	Dave Kwekel, CCIM
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	Byron Center, Michigan 49315
SEE OUR WEBSITE AT:	Telephone: 616.583.1200
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