



FOR SALE

Industrial Acreage

1251 100th St. SW

\$2,500,000

Features:

- ◆ 18 Acres Industrial Zoning
- ◆ 3 Tenants Fill 100% of Bulding
- ◆ Rail Access can be Activated



For complete information Contact:

Dave Kwekel, CCIM

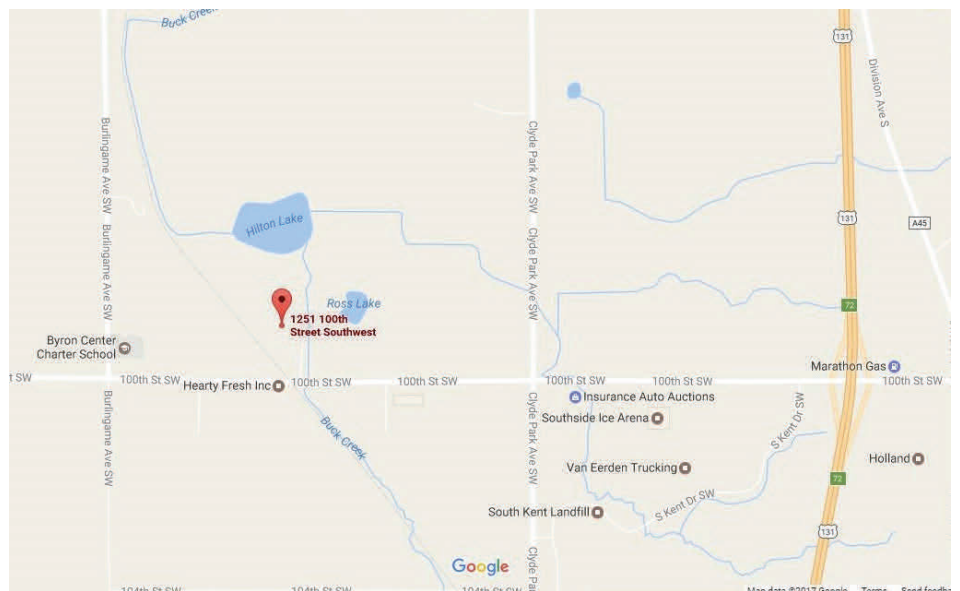
(616) 583-1200

dave@dkwekel.com



Investment Facts:

- ◆ 3 Income Producing Tenants
- ◆ At Least 8 Acres Available for Expansion



FOR SALE

1251 Byron Center Ave. SW

SIZE:	<ul style="list-style-type: none">• 80,000 sq. ft.• 18 Acres																
LOCATION:	Between Clyde Park and Burlingame Ave.																
1251 100th INDUSTRIAL BUILDING:	<table><tr><td>Construction:</td><td>Steel Frame & Beam</td></tr><tr><td>Heat:</td><td>Forced Air / Gas</td></tr><tr><td>Ceiling Height:</td><td>20'</td></tr><tr><td>Lighting:</td><td>Fluorescent</td></tr><tr><td>Roof:</td><td>Rubber & Metal</td></tr><tr><td>Sprinklered:</td><td>No</td></tr><tr><td>Parking:</td><td>On Site</td></tr><tr><td>Year Built:</td><td>999</td></tr></table>	Construction:	Steel Frame & Beam	Heat:	Forced Air / Gas	Ceiling Height:	20'	Lighting:	Fluorescent	Roof:	Rubber & Metal	Sprinklered:	No	Parking:	On Site	Year Built:	999
Construction:	Steel Frame & Beam																
Heat:	Forced Air / Gas																
Ceiling Height:	20'																
Lighting:	Fluorescent																
Roof:	Rubber & Metal																
Sprinklered:	No																
Parking:	On Site																
Year Built:	999																
GENERAL INTERIOR FEATURES OF BUILDING:	<table><tr><td>Air Conditioning:</td><td>Offices only</td></tr><tr><td>Ceiling:</td><td>10'</td></tr><tr><td>Construction:</td><td>Drywall</td></tr><tr><td>Windows:</td><td>Thermal</td></tr><tr><td>Heat:</td><td>Forced Air / Gas</td></tr><tr><td>Restrooms:</td><td>Yes</td></tr></table>	Air Conditioning:	Offices only	Ceiling:	10'	Construction:	Drywall	Windows:	Thermal	Heat:	Forced Air / Gas	Restrooms:	Yes				
Air Conditioning:	Offices only																
Ceiling:	10'																
Construction:	Drywall																
Windows:	Thermal																
Heat:	Forced Air / Gas																
Restrooms:	Yes																
UTILITIES:	Sanitary Sewer, Storm Water, & Well Water.																
PERMANENT PARCEL #:	41-21-26-300-009																
MUNICIPALITY:	Byron Township																
ZONING:	Light Industrial																
PRICE & TERMS:	\$2,500,000.00 Cash / Conventional																
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>