



FOR SALE or LEASE

1515 Star School Rd.

6,080 sq. ft.

Features:

- ◆ 1.49 Acres
- ◆ Two Buildings/One Cold Storage
- ◆ Nice Mix of Office and Warehouse



Why locate here?

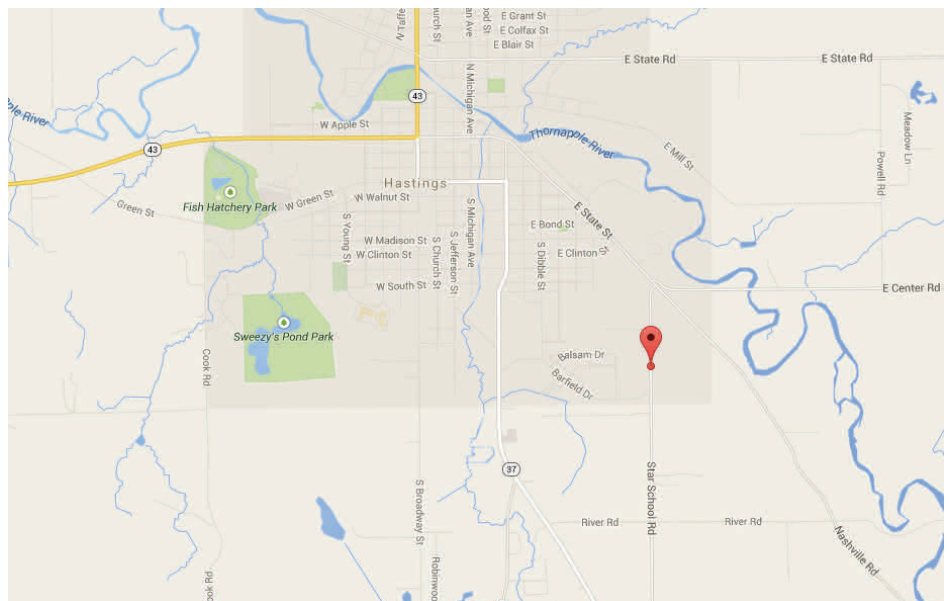
- ◆ Just East of Hastings on Main Rd
- ◆ Size of Buildings and Lot Make For Many Uses

For complete information
Contact:

Dave Kwekel, CCIM

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dave@dkwekel.com



COMMERCIAL
ALLIANCE
OF
REALTORS®

For Sale or For Lease

1515 Star School Rd.

BUILDING SIZE: Available: 6,080 sq. ft.

LOCATION: Just East of Hastings

SITE INFORMATION: Two Buildings on One Lot

MUNICIPALITY: City of Hastings

GENERAL BUILDING FEATURES:

| | |
|------------------------|----------------|
| Construction: | Steel Skin |
| Drive-In Doors: | 3 |
| Docks: | 3 |
| Floors: | 1 |
| Heat: | Forced Air/Gas |
| Ceiling Height: | 15' |
| Lighting: | Fluorescent |
| Roof: | |
| Sprinklered: | No |
| Year Built: | 999 |

GENERAL OFFICE FEATURES:

| | |
|--------------------------|----------------|
| Air Conditioning: | Yes |
| Ceiling: | 13' |
| Construction: | Drywall |
| Windows: | Thermal |
| Heat: | Forced Air/Gas |
| Restrooms: | Yes |

UTILITIES: All municipal utilities available

PERMANENT PARCEL #: 55-265-001-00

ZONING: INDUSTRIAL

PRICE & TERMS:

Sale: \$199,000.00 Cash/Conventional
Lease: \$3.50 per square foot per year or \$1,773.33 per month with tenant paying all costs of taxes, insurance, utilities, and grounds and building maintenance along with annual cost of living adjustment in the rental. Term: 24 - 60 mo. Lessor to approve use & credit.

POSSESSION: At Close

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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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