



FOR LEASE

26,304 sq. ft. / \$1.50 psf per year

10421 Northland Dr. NE

Features:

- ◆ Sets up well for two tenants
- ◆ Dry storage/warehouse with no heat
- ◆ Large outside yard for storage



For complete information
Contact:

Dave Kwekel, CCIM

(616) 583-1200

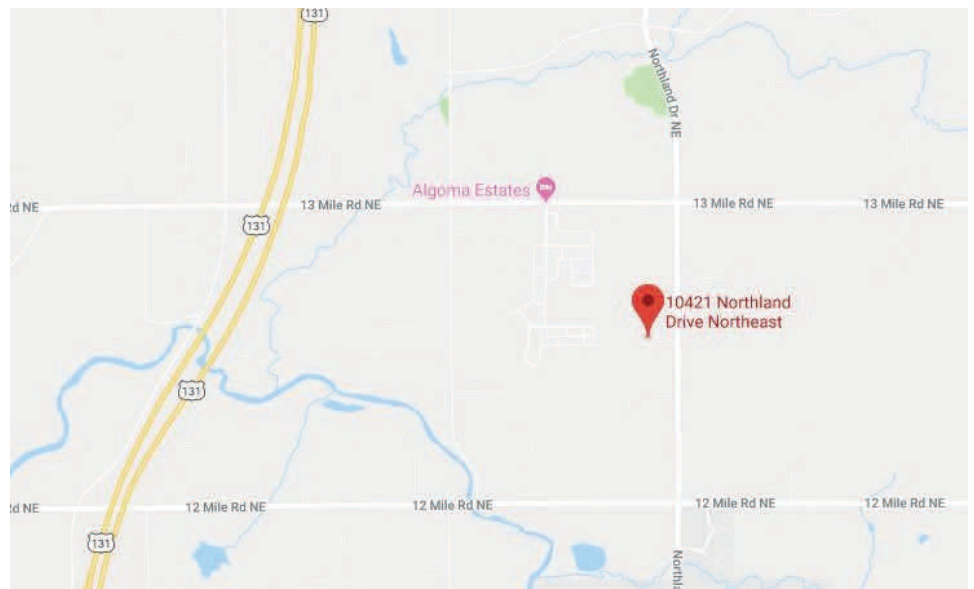
dave@dkwekel.com

**COMMERCIAL
ALLIANCE OF
REALTORS®**



Why locate here?

- ◆ Between 10 and 14 Mile for US 131 Access.
- ◆ Low lease rate for businesses who need extra warehouse room.



FOR LEASE
10421 Northland Dr. NE

SIZE: • 26,304 sq. ft.

LOCATION: Just South of 12 Mile. Close to US 131.

GENERAL BUILDING FEATURES:

Construction:	Wood Frame
Heat:	Forced Air / Gas
Ceiling Height:	15' - 18'
Lighting:	Fluorescent
Roof:	Shingle / Metal
Sprinklered:	No
Parking:	On site
Year Built:	999

GENERAL INTERIOR FEATURES:

Air Conditioning:	Office Only
Ceiling:	Ceiling Tile
Construction:	Drywall
Windows:	Thermal
Heat:	Boiler
Restrooms:	Two

UTILITIES: All municipal utilities available.

PERMANENT PARCEL #: 41-06-24-276-021

MUNICIPALITY: Algoma Township

ZONING: Light Industrial / Warehouse

PRICE & TERMS: \$1.50 per square foot per year or \$3,288.00 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: 24-60 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
Telephone: 616-583-1200
Fax: 616-583-1201
Email: dave@dkwekel.com

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

THIS INFORMATION HAS BEEN FURNISHED FROM SOURCES WHICH WE DEEM RELIABLE, BUT FOR WHICH WE ASSUME NO LIABILITY.