



FOR LEASE

1,673 - 3,486 sq. ft. / \$10.00 psf

3001 Colby Rd., Whitehall



Features:

- ◆ Triple Net \$4.65 per Square Foot
- ◆ Build to Suit
- ◆ Next to New Save-A-Lot Food Center
- ◆ Busy Parking Lot!



For complete information
Contact:

Dave Kwekel, CCIM

(616) 583-1200

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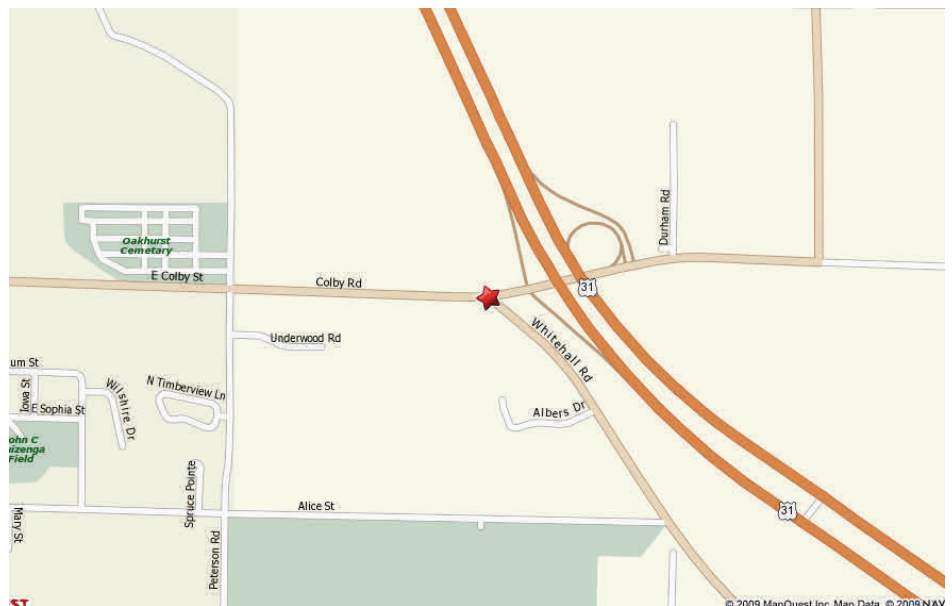


**COMMERCIAL
ALLIANCE
OF
REALTORS®**



Why locate here?

- ◆ Greatest Exposure for your Business
- ◆ Close to US 31 Entrance and Exit Ramps



FOR LEASE

3001 Colby Rd., Whitehall

SIZE:

- 1,673 sq. ft \$1,394 / month
- 1,813 sq. ft. \$1,510 / month
- 3,486 sq. ft. \$2,905 / month

LOCATION: First property West of US 31 on Colby Rd.

GENERAL BUILDING FEATURES:

Construction: Block and Brick
Heat: Forced Air / Gas
Ceiling Height: 9' to 15'
Lighting: Fluorescent
Roof: Rubber
Sprinklered: Yes
Parking: Ample Off-street
Year Built: 2010

GENERAL INTERIOR FEATURES:

Air Conditioning: 100%
Ceiling: 9' to 15'
Construction: Drywall
Windows: Thermal
Heat: Forced Air / Gas
Restrooms: Yes

UTILITIES: All municipal utilities available.

PERMANENT PARCEL #: 61-03-27-200-022

MUNICIPALITY: Whitehall Township

ZONING: COMMERCIAL

PRICE & TERMS: \$10.00 per square foot per year 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 Occupancy Permit

**For More Information
Contact:**

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

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