



# FOR LEASE

7,600 sq. ft. Suite

1000 - 100th St. SW



## Features:

- ◆ Triple Net's Approximately \$1.50 psf
- ◆ 1 Dock & 1 Overhead
- ◆ 21 Foot Ceiling



For complete information  
Contact:

**Dave Kwekel, CCIM**

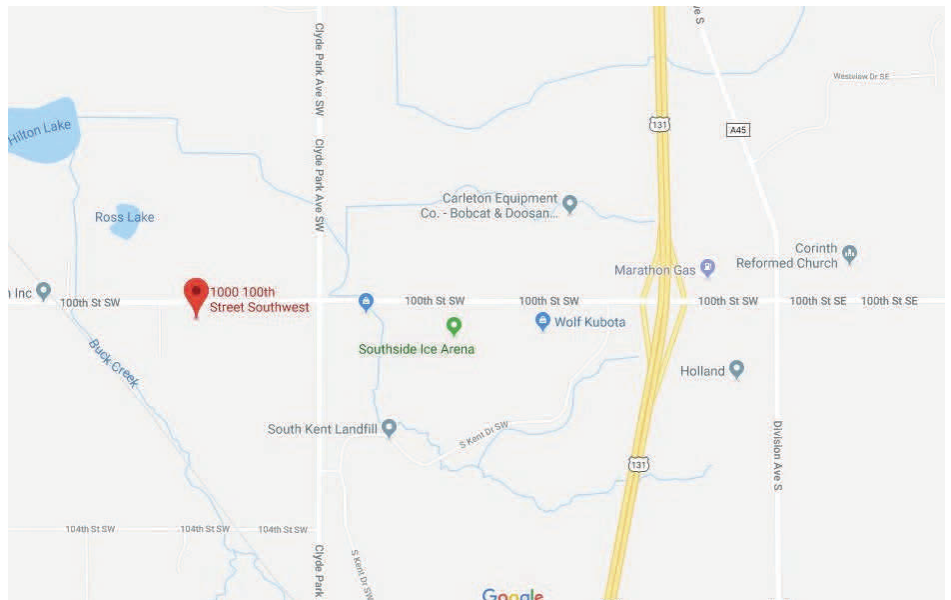
**(616) 583-1200**

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## Why locate here?

- ◆ Outside Storage
- ◆ One Mile from US 131
- ◆ Block Building for Lower Utilities



**FOR LEASE**  
**1000 100th St. SW**

**SIZE:** • 7,600 sq. ft. \$2,691.67 / month

**LOCATION:** Between Clyde Park Ave. and Burlingame

**GENERAL BUILDING FEATURES:**

<b>Construction:</b>	Block
<b>Heat:</b>	Forced Air / Gas
<b>Ceiling Height:</b>	19-22'
<b>Lighting:</b>	Fluorescent
<b>Roof:</b>	Flat
<b>Sprinklered:</b>	Yes
<b>Parking:</b>	Ample Off-street
<b>Year Built:</b>	2003

**GENERAL INTERIOR FEATURES:**

<b>Air Conditioning:</b>	100% of Offices
<b>Ceiling:</b>	10-15'
<b>Construction:</b>	Drywall
<b>Windows:</b>	Thermal
<b>Heat:</b>	Forced Air / Gas
<b>Restrooms:</b>	Yes

**UTILITIES:** All municipal utilities available.

**PERMANENT PARCEL #:** 41-21-35-200-028

**MUNICIPALITY:** Byron Center

**ZONING:** INDUSTRIAL

**PRICE & TERMS:** Stepped lease \$4.25 NNN/sq. ft./yr. for the first year, \$4.75 NNN 2nd year, \$5.25 NNN 3rd 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: 60 mo. Lessor to approve use & credit.

**POSSESSION:** At Close

**For More Information Contact:**

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