



FOR LEASE

17,780 sq. ft. / \$5.40 psf per year

459 - 36th St. SE



Features:

- ◆ 17,780 sf Industrial Building
- ◆ Approximately 4,000 sf Office
13,780 sf Warehouse
- ◆ Triple Nets approximately \$1.19 psf
- ◆ 440—3 Phase



For complete information
Contact:

Dave Kwekel, CCIM

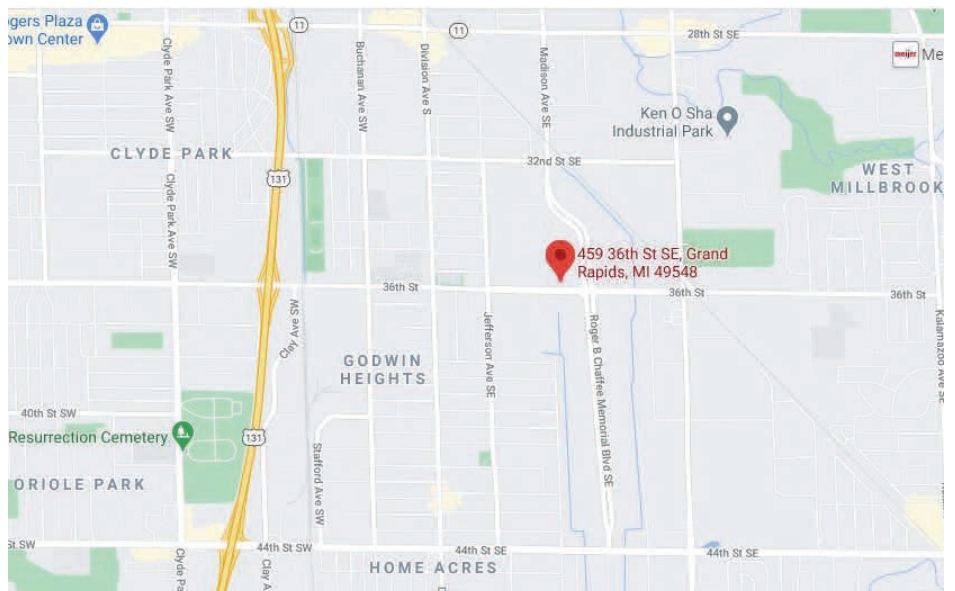
(616) 583-1200

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Why locate here?

- ◆ Hard to find size for Roger B. Chaffee Area
- ◆ 1 Mile from US 131



FOR LEASE

459 – 36th St. SE

BUILDING SIZE: 17,780 Square Feet

LOCATION: 1 Mile east of US 131

MUNICIPALITY: City of Wyoming

GENERAL BUILDING FEATURES:

Construction:	Block
Drive-In Doors:	1
Docks:	2
Floors:	1
Heat:	Forced Air / Radiant in W/H
Ceiling Height:	17.5'
Lighting:	Fluorescent
Roof:	Rubber
Sprinklered:	Yes
Year Built:	999

GENERAL OFFICE FEATURES:

Air Conditioning:	100%
Ceiling:	10'
Construction:	Drywall
Windows:	Thermal
Heat:	Gas / Forced Air
Restrooms:	Yes

UTILITIES: All municipal utilities available

PERMANENT PARCEL #: 41-18-18-451-006

ZONING: 201 Commercial Improved

PRICE & TERMS: \$5.40 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: 60 mos. Lessor to approve use & credit..

POSSESSION: At Close

**For More Information
Contact:**

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SEE OUR WEBSITE AT:

www.dkwekel.com

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