



FOR SUBLEASE

8,120 sq. ft. / \$7.36 psf per year

4425 44th St. SE

Features:

- ◆ Clear Span
- ◆ Fully Air Conditioned
- ◆ 2 Overhead Doors
1 Dock Door
- ◆ Current Tenant Lease Expires Dec. 2026



For complete information
Contact:

Dave Kwekel, CCIM

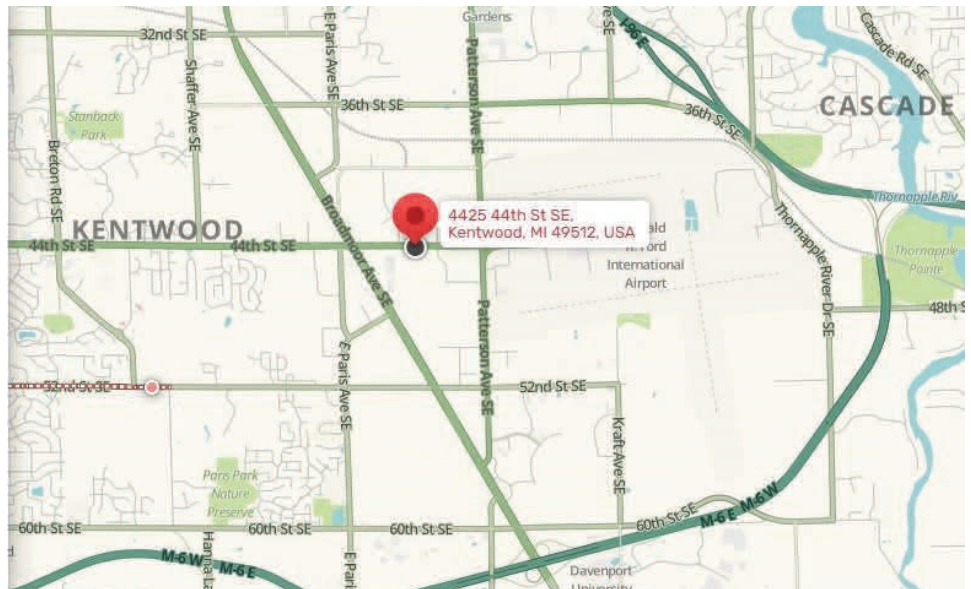
(616) 583-1200

dave@dkwekel.com



Why locate here?

- ◆ Close to Airport
- ◆ Good Sign Presence



FOR SUBLEASE
4425 44th St. SE

SIZE: • 8,120 sq. ft.

LOCATION: 44th St. SE between Patterson and Broadmoor

GENERAL BUILDING FEATURES:

Construction:	Block/Steel
Heat:	Forced Air
Ceiling Height:	16' - 18'
Lighting:	Fluorescent/LED
Roof:	Metal
Sprinklered:	No
Parking:	On site
Year Built:	999

GENERAL INTERIOR FEATURES:

Air Conditioning:	100%
Ceiling:	Open
Construction:	Drywall (Office)
Windows:	Thermal
Heat:	Forced Air
Restrooms:	Two

UTILITIES: All municipal utilities available.

PERMANENT PARCEL #: 41-18-24-452-005

MUNICIPALITY: City of Kentwood

ZONING: 201- Commercial Improved

PRICE & TERMS: \$7.36 per square foot per year or \$4,982.00 per month with tenant paying all costs of insurance, utilities, and HVAC maintenance along with annual cost of living adjustment in the rental.
Term: Lease Expiration December 2026.
Lessor & Landlord to approve use & credit.

POSSESSION: At Close

**For More Information
Contact:**

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SEE OUR WEBSITE AT:

<http://www.dkwekel.com>