



FOR LEASE

9,200 sq. ft. / \$6.79 psf per year

410 - 44th St. SW

Features:

- ◆ Available May 1, 2025
- ◆ Triple Nets Approximately \$1.77 psf
- ◆ Outside Storage Available



Why locate here?

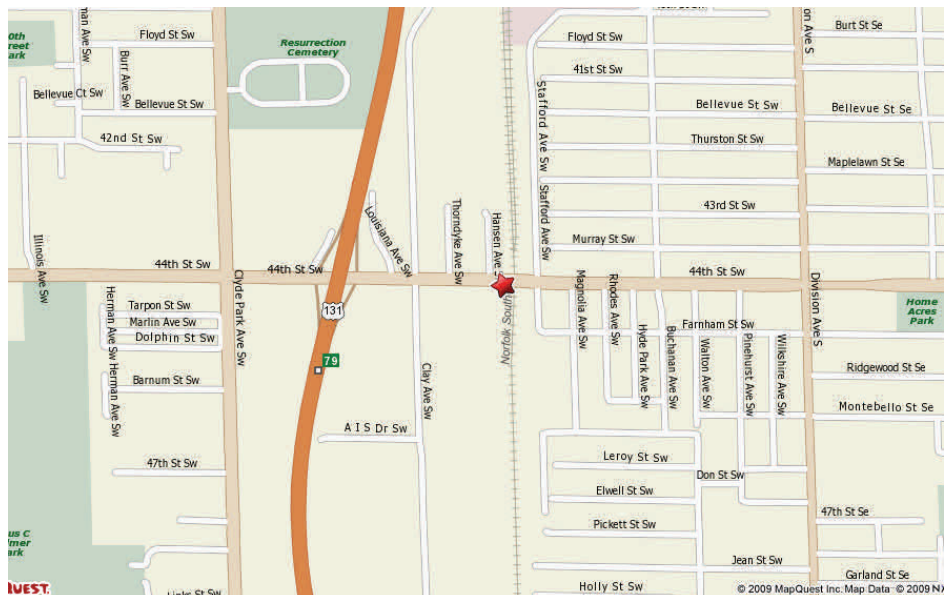
- ◆ 1/4 Mile from US 131
- ◆ High Visibility to 44th St. Traffic

For complete information Contact:

Dave Kwekel, CCIM

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FOR LEASE

410 – 44th St. SW

BUILDING SIZE: • 9,200 sq. ft. \$5,205.66 / month

LOCATION: US 131 to 44th St, east one quarter mile to property

SITE INFORMATION: Other Tenants include KSS, Young HVAC, & Mel Trotter

MUNICIPALITY: City of Wyoming

GENERAL BUILDING FEATURES:

Construction:	Block / Steel skin
Drive-In Doors:	2—14' Doors
Docks:	2
Heat:	Gas / Forced Air
Ceiling Height:	15' Beam Height
Lighting:	Fluorescent
Roof:	Rubber
Sprinklered:	Yes
Year Built:	3 Additions

GENERAL OFFICE FEATURES:

Air Conditioning:	10% +/-
Ceiling:	10' – 12'
Construction:	Drywall
Windows:	Thermal
Heat:	Gas / Forced Air
Restrooms:	Yes

UTILITIES: All municipal utilities available

PERMANENT PARCEL #: 41-17-25-100-007

ZONING: 201 Commercial Improved

PRICE & TERMS: \$6.79 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 months. Lessor to approve lessee use & credit.

POSSESSION: At Close

For More Information

Contact:

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SEE OUR WEBSITE AT:

www.dkwekel.com

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