



FOR SALE/LEASE

2,784 sq. ft. / \$19.00 psf per year

3883 Clay Ave. SW

Features:

- ◆ Huge Signage on US 131
- ◆ 1,920 sf Office
- ◆ 864 sf Warehouse



For complete information
Contact:

Dave Kwekel, CCIM

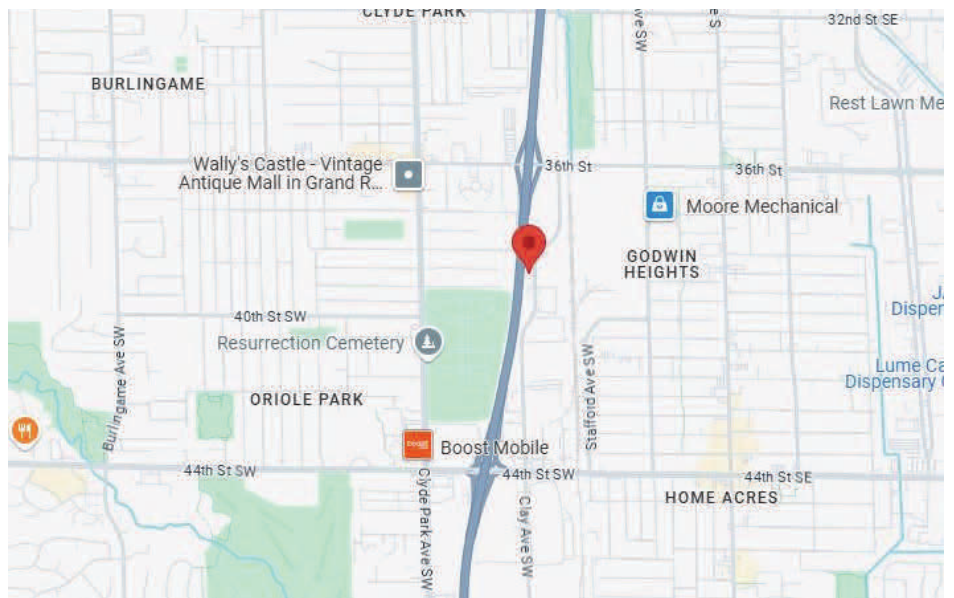
(616) 583-1200

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Why locate here?

- ◆ On / Off US 131
- ◆ Office User / Contractor



FOR SALE OR LEASE

3883 Clay Ave. SW

BUILDING SIZE: • 2,784 sq. ft. \$4,408.00 / month

LOCATION: Exposure to US 131 between 36th St. and 44th St.

MUNICIPALITY: City of Wyoming

GENERAL BUILDING FEATURES:

Construction:	Block / Steel skin
Drive-In Doors:	2—12' Doors
Docks:	0
Heat:	Gas / Forced Air
Ceiling Height:	12' Beam Height
Lighting:	LED
Roof:	Rubber
Sprinklered:	No
Year Built:	1968

GENERAL OFFICE FEATURES:

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

UTILITIES: All municipal utilities available

PERMANENT PARCEL #: 41-17-24-177-009

ZONING: 201 Commercial Improved

PRICE & TERMS: \$19.00 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: 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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