



FOR LEASE

17,780 sq. ft. / \$6.79 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 \$1.58 psf
- ◆ 440—3 Phase



For complete information
Contact:

Dave Kwekel, CCIM

(616) 583-1200

dave@dkwekel.com

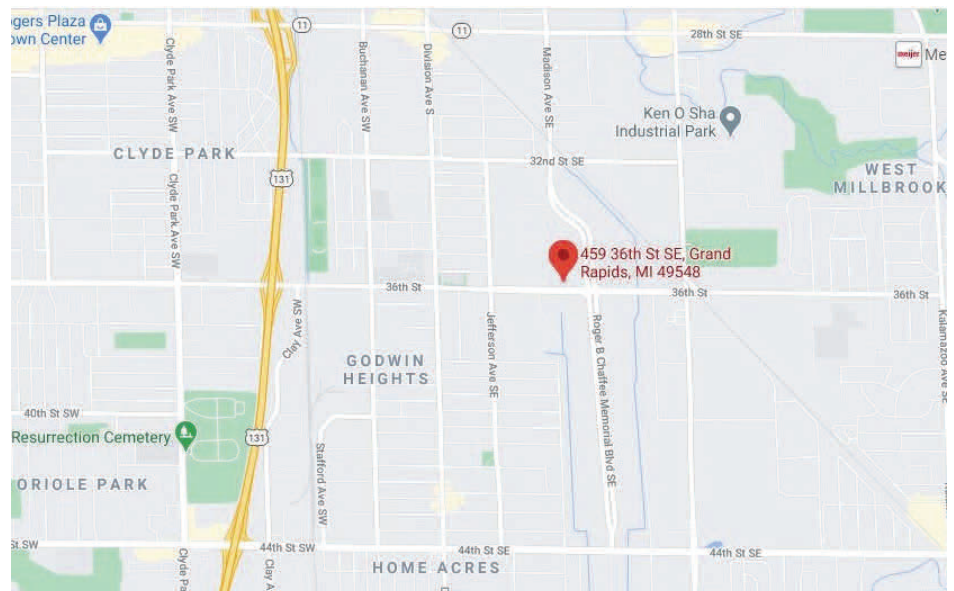


**COMMERCIAL
ALLIANCE
OF
REALTORS®**



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 –14 ft
Docks:	3
Floors:	1
Heat:	Forced Air / Radiant in W/H
Ceiling Height:	16'-18'
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: \$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 mos. Lessor to approve use & credit..

POSSESSION: At Close

For More Information

Contact:

Dave Kwekel, CCIM
Dave Kwekel Development, LLC
7660 Clyde Park Ave. SW
Byron Center, Michigan 49315
Telephone: 616-583-1200
Fax: 616-583-1201

SEE OUR WEBSITE AT:

www.dkwekel.com

THIS INFORMATION HAS BEEN FURNISHED FROM SOURCES WHICH WE DEEM RELIABLE, BUT FOR WHICH WE ASSUME NO LIABILITY.