



SALE OR LEASE

70,241 sf Industrial Building

1601 Steele Ave. SW

Features:

- ◆ 50,739 sf Industrial
- ◆ 13,402 sf Finished Office
- ◆ 6,100 sf Basement Space serviced with Bathroom/Elevator
- ◆ Interior Courtyard/Gardens
- ◆ 12-22' Clear Ceiling Height
- ◆ 1350 Amp / 480V 3 Phase
- ◆ 4 Stall Vehicle Parking Garage



**For complete information
Contact:**

Dave Kwekel, CCIM

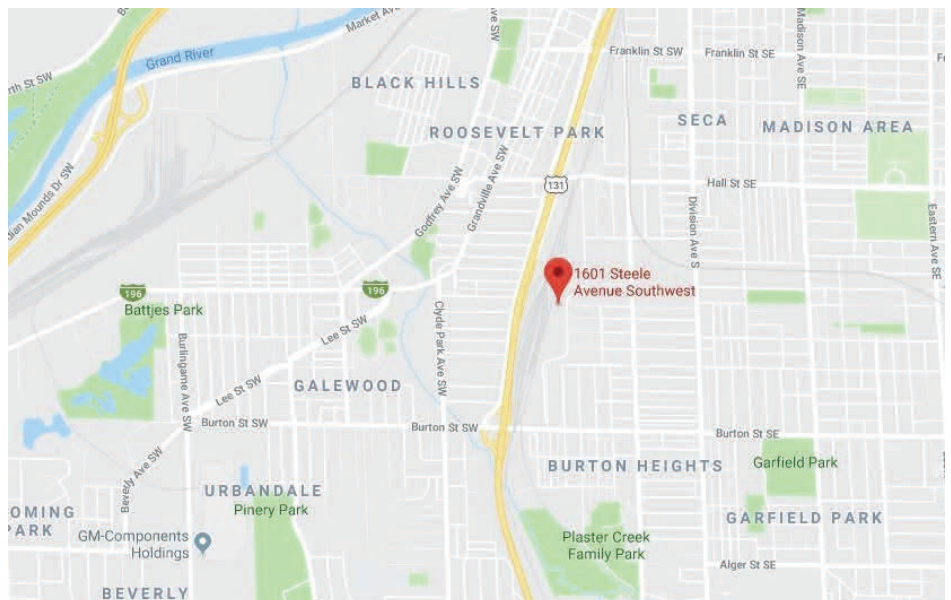
(616) 583-1200

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Why locate here?

- ◆ Alongside US 131, Large Manufacturing/Distribution Facility
- ◆ 4 Acre Fenced Site



FOR SALE OR LEASE
1601 Steele Ave. SW

LOCATION: Along the US 131 Train Track between Burton and Hall St.

GENERAL BUILDING FEATURES:

Construction:	Block, Brick, Insulated Metal Panel
Heat:	Forced Air / Gas in Warehouse, Boiler in Office
Ceiling Height:	10' to 22'
Lighting:	Fluorescent
Roof:	Rubber, Substrate/Rock/Steel
Sprinklered:	Yes / Wet
Parking:	50 Spaces
Year Built:	999

GENERAL INTERIOR FEATURES:

Air Conditioning:	Yes
Ceiling:	10'-12'
Construction:	Drywall
Windows:	Thermal
Heat:	Forced Air / Gas, Boiler in Office
Restrooms:	10

UTILITIES: All municipal utilities available.

PERMANENT PARCEL #: 41-17-01-176-003

MUNICIPALITY: Grand Rapids

ZONING: 301 INDUSTRIAL IMPROVED

PRICE & TERMS:

Lease: \$5.25 per square foot per year with tenant paying all costs of taxes, insurance, snow, lawn and refuse removal, utilities and janitorial maintenance, along with annual cost of living adjustment in the rental. Term: 60 mo. Lessor to approve use & credit.

Sale: \$3,695,000.00 Cash / Conventional

POSSESSION: At Close

**For More Information
Contact:**

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SEE OUR WEBSITE AT:

<http://www.dkwekel.com>

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