



# FOR LEASE

9,200 sq. ft. / \$4.25 psf per year

410 - 44th St. SW

## Features:

- ◆ One Suite Remaining
- ◆ Triple Nets Approximately \$1.35 psf
- ◆ Outside Storage Available



## Why locate here?

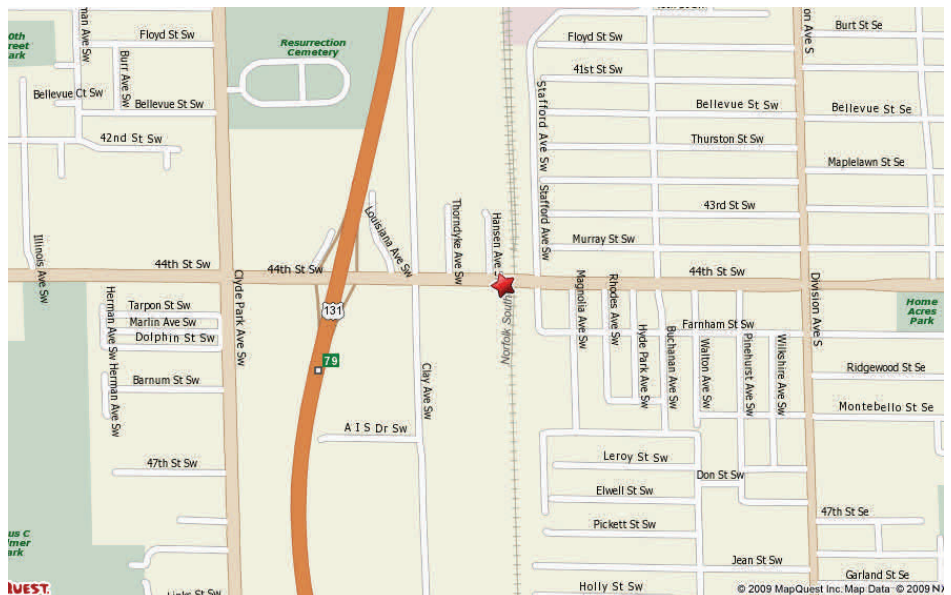
- ◆ 1/4 Mile from US 131
- ◆ High Visibility to 44th St. Traffic

For complete information  
Contact:

**Dave Kwekel, CCIM**

**(616) 583-1200**

**dave@dkwekel.com**



## FOR LEASE

### 410 – 44<sup>th</sup> St. SW

**BUILDING SIZE:** • 9,200 sq. ft. \$3,258.33 / month

**LOCATION:** US 131 to 44<sup>th</sup> St, east one quarter mile to property

**SITE INFORMATION:** Other Tenants include KSS & All Phase Electric

**MUNICIPALITY:** City of Wyoming

**GENERAL BUILDING FEATURES:**

<b>Construction:</b>	Block / Steel skin
<b>Drive-In Doors:</b>	4—14' Doors
<b>Docks:</b>	5
<b>Heat:</b>	Gas / Forced Air
<b>Ceiling Height:</b>	15' Beam Height
<b>Lighting:</b>	Fluorescent
<b>Roof:</b>	Rubber
<b>Sprinklered:</b>	Yes
<b>Year Built:</b>	3 Additions

**GENERAL OFFICE FEATURES:**

<b>Air Conditioning:</b>	22%
<b>Ceiling:</b>	10' – 12'
<b>Construction:</b>	Drywall
<b>Windows:</b>	Thermal
<b>Heat:</b>	Gas / Forced Air
<b>Restrooms:</b>	Yes

**UTILITIES:** All municipal utilities available

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

**ZONING:** 201 Commercial Improved

**PRICE & TERMS:** \$4.25 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](http://www.dkwekel.com)

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