



**6307 84th St SE  
Caledonia, Michigan 49316**

### Property Highlights

- Class "A" office building with nice mix of private offices, conference room(s), and open area
- Climate controlled data room
- Locker room with showers
- Diesel powered back-up generator
- In floor hot water heat system (Heated Floors)
- Snow melt system
- Close to M-6 and Gerald R Ford International Airport



For More Information

**Jason Makowski, SIOR**

O: 616 575 7034 | C: 616 262 8532  
jasonm@naiwwm.com

**Noah Rachor**

O: 616 242 1126 | C: 810 569 6711  
noahr@naiwwm.com

**Mary Anne Wisinski-Rosely, SIOR, CCIM**

O: 616 575 7047 | C: 616 450 7307  
mawr@naiwwm.com

# Asset Overview

6307 84th St SE  
Caledonia, Michigan 49316

## Property Overview

Class "A" office building with nice mix of private offices, conference room(s), and open area. Building amenities include a climate controlled data room, locker room with showers, diesel powered back-up generator, and an in floor hot water heat system. Building is also available for lease. Located within five miles from M-6 and Gerald R Ford International Airport.

## Property Information

<b>Location:</b>	Broadmoor and Cherry Valley off 84th St
<b>Total Building Size:</b>	12,668 SF
<b>Municipality:</b>	Caledonia Township
<b>PPN:</b>	41-23-17-400-076
<b>Year Built:</b>	2004
<b>Acreage:</b>	2.59 Acres
<b>Signage:</b>	Monument
<b>Parking:</b>	Surface; On Site with 77 Spaces
<b>Zoning:</b>	PUD
<b>Building Class:</b>	A



# Sale Overview

6307 84th St SE  
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## Sale Information

<b>Price:</b>	\$1,995,000.00
<b>Per SF:</b>	\$157.48
<b>SEV (2024):</b>	\$603,600.00
<b>Taxable Value (2024):</b>	\$558,747.00
<b>Summer Taxes (2023):</b>	\$15,928.60
<b>Winter Taxes (2023):</b>	\$9,797.67
<b>Total Taxes (2023):</b>	\$25,726.27
<b>Possession:</b>	At Lease Execution

## Legal Description

412317400076 PART OF SE 1/4 COM AT SE COR OF SEC TH S 88D 24M 20S W ALONG S SEC LINE 451.75 FT TH N 1D 35M 40S W 223.52 FT TH N 4D 34M 50S W 25.49 FT TH N 88D 24M 20S E 456.81 FT TO E SEC LINE TH S 0D 44M 06S E ALONG E SEC LINE 249.0 FT TO BEG \* SEC 17 T5N R10W 2.59 A. SPLIT ON 06/24/2005 FROM 41-23-17-400-012, 41-23-17-400-068;



# Lease Overview

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## Lease Information

<b>Lease Type:</b>	NNN
<b>Terms:</b>	60 - 120 Months
<b>Tenant Provides:</b>	Air Conditioning, Electric, Gas/Heat, Insurance, Janitorial, Phone, Refuse Removal, Sewer, Snow Removal, Taxes, Water
<b>Landlord Provides:</b>	Roof and Structural
<b>Renewal Option:</b>	Yes
<b>Possession:</b>	At Lease Execution

## Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM / MONTH \$5.00/SF	TOTAL MONTHLY RENT
<b>A</b>	6,334 SF	\$14.95	\$7,891.11	\$2,639.17	\$10,530.28
<b>B</b>	12,668 SF	\$14.95	\$15,782.22	\$5,278.33	\$21,060.55





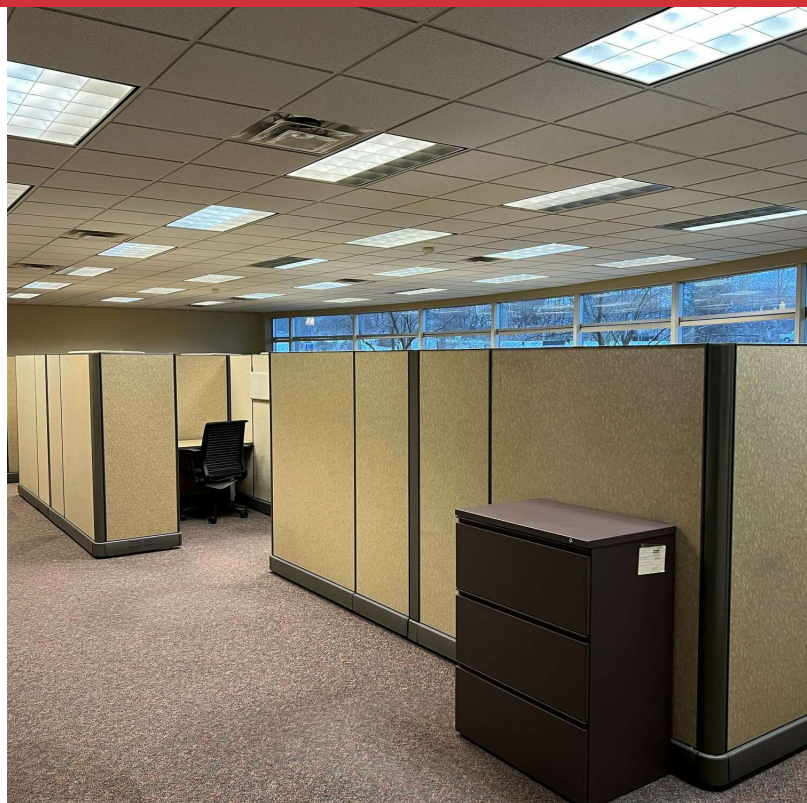
# Additional Photos

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# Additional Photos

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# Parcel

6307 84th St SE  
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# Location Map

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