



4405 44th Street Southeast  
Kentwood, Michigan 49512

### Property Overview

Free Standing building

1 dock; 1 drive in door

Great location near the airport



For More Information

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# Property Overview

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## Property Information

<b>Location:</b>	Kentwood, MI
<b>Total Building Size:</b>	7,718 SF
<b>Year Built:</b>	1971
<b>Acreage:</b>	0.648 Acres
<b>Signage:</b>	Building
<b>Parking:</b>	Ample
<b>Zoning:</b>	I-1



## Utilities

<b>Electric:</b>	Consumers Energy
<b>Telephone:</b>	Choice
<b>Natural Gas:</b>	DTE
<b>Sanitary Sewer:</b>	Municipality
<b>Storm Sewer:</b>	Municipality
<b>Water:</b>	Municipality

# Building Overview

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## Mfg/Warehouse Information

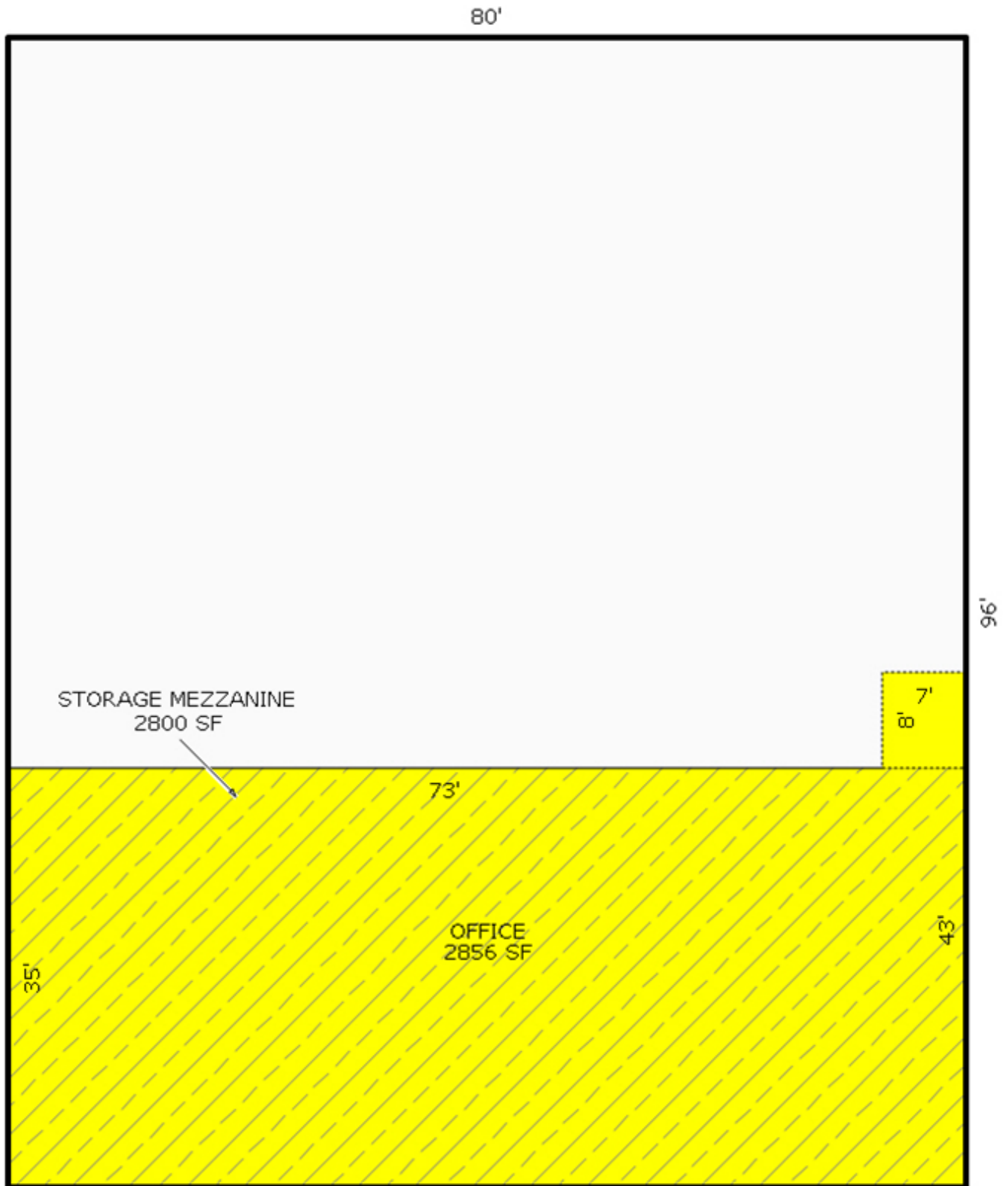
<b>Mfg/Whse SF:</b>	4862
<b>Floors:</b>	1- Storage Mezzanine
<b>Roof:</b>	Metal
<b>Consytruction:</b>	Metal
<b>Air Conditioning:</b>	Office only
<b>HVAC:</b>	Gas; Forced Air
<b>Ceiling Height:</b>	16'
<b>Sprinklered:</b>	No
<b>Lighting:</b>	LED
<b>Electric Service:</b>	3 Phase
<b>Floor Drains:</b>	Yes
<b>Grade Level Doors:</b>	1 - 14'
<b>Loading Docks:</b>	1
<b>Rail Siding:</b>	N/A
<b>Compressed Air:</b>	No
<b>Cranes:</b>	No
<b>Elevators:</b>	No
<b>Shop Office:</b>	No
<b>Shop Lunch Room:</b>	No
<b>Shop Restroom:</b>	Yes

## Office Information

<b>Office SF:</b>	2,856SF
<b>Floors:</b>	1- Storage Mezzanine
<b>HVAC:</b>	Gas; Forced Air
<b>Air Conditioning:</b>	Yes
<b>Ceiling Height:</b>	8'
<b>Lighting:</b>	LED
<b>Private Offices:</b>	Yes
<b>Conference Room:</b>	Yes
<b>Restrooms:</b>	Yes
<b>Kitchen/Break Room:</b>	Yes
<b>Elevators:</b>	No

# Building Layout

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# Lease Overview

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## Lease Information

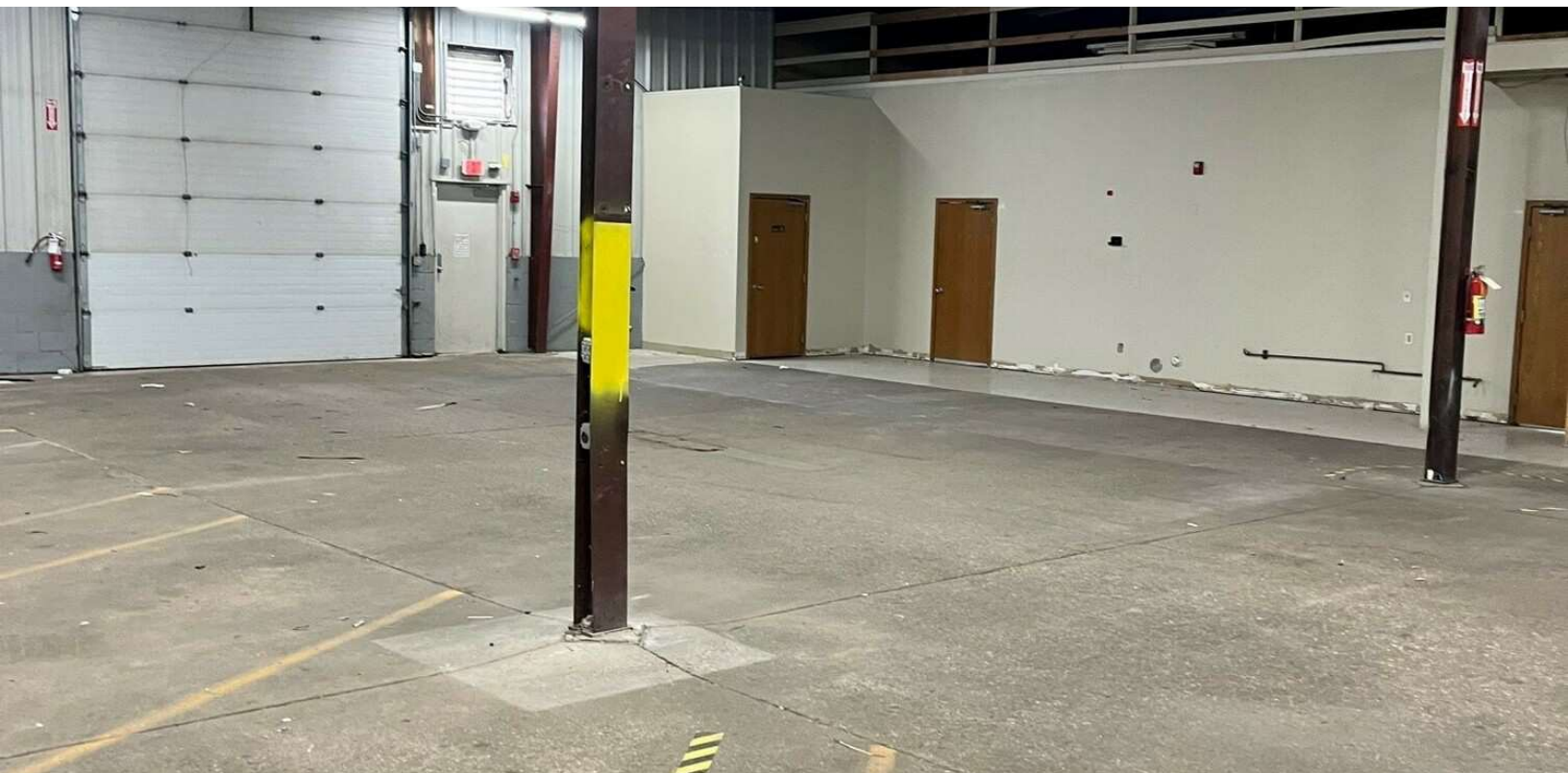
<b>Lease Type:</b>	NNN
<b>Terms:</b>	60 months
<b>Tenant Provides:</b>	Taxes, Insurance, Water/Sewer, Electric, Air Conditioning, Gas/Heat, Phone/Internet, Snow removal, Janitorial, Refuse removal
<b>Landlord Provides:</b>	Roof and Structural
<b>Renewal Option:</b>	Yes
<b>Municipality:</b>	City of Kentwood
<b>PPN:</b>	41-18-24-452-006
<b>Possession:</b>	Negotiable

## Availability

SUITE	RENTABLE SF	WAREHOUSE AREA	OFFICE AREA	DOCK/ DOORS	RATE / SF / YR	MONTHLY RENT	CAM / MONTH (\$2.36 PSF)	TOTAL MONTHLY RENT
All	7,718 SF	4,862 SF	2,856 SF	1 / 1	\$6.95	\$4,470.01	\$1,517.87	\$5,987.88

# Warehouse Area

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# Office Area

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# Parcel Map

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# Location Map

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