



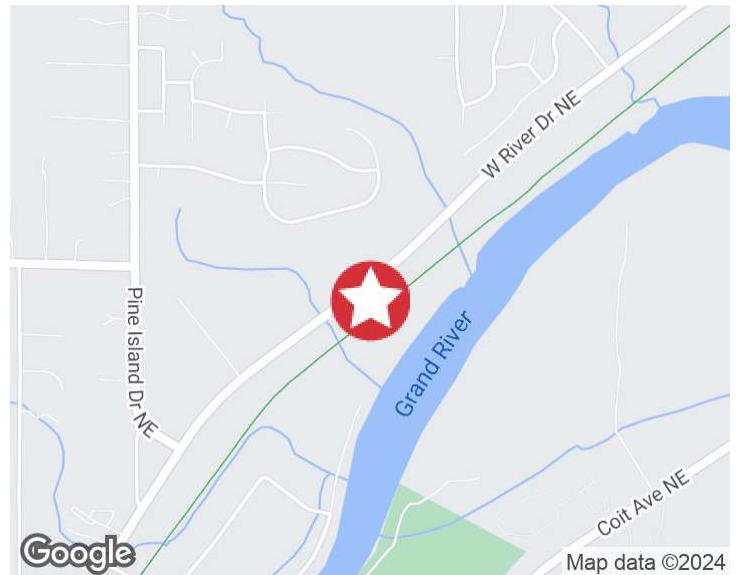
5160 West River Drive Northeast
Comstock Park, Michigan 49321

Property Overview

Hard to find stand alone block building available for lease starting June 1, 2024

4 overhead doors with drive thru capability

Excellent condition with a standard front office and more office in the warehouse if needed. If excess office is not needed, Landlord will remove.



For More Information

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Property Overview

5160 West River Drive Northeast
Comstock Park, Michigan 49321



Property Information

Location:	Comstock Park, MI
Total Building Size:	9,170 SF
Year Built:	1985
Acreage:	0.65 Acres
Signage:	Building
Parking:	Ample
Zoning:	L1- Light Industrial
PPN:	41-10-29-102-015
Municipality:	Plainfield Charter Twp

Utilities

Electric:	Consumers Energy
Telephone/Internet:	Choice
Natural Gas:	DTE
Sanitary Sewer:	Municipality
Storm Sewer:	Municipality
Water:	Municipality
Fiber Optics:	Yes

Building Overview

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Mfg/Warehouse Information

Mfg/Whse SF:	6,821 SF
Floors:	1
Mezzanine:	2,349 SF
Air Conditioning:	Office only
HVAC:	Gas; Forced Air
Ceiling Height:	18' 8" to deck 16' 2" Clear
Sprinklered:	No
Lighting:	Fluorescent
Electric Service:	225 amps; 480v; 3 Phase
Grade Level Doors:	3 - 12'x14' 1 - 10'x12'
Loading Docks:	0
Rail Siding:	N/A
Floor Drains:	Yes
Compressed Air:	Yes
Cranes:	No
Shop Office:	Yes
Shop Lunch Room:	Yes
Shop Restroom:	Yes

Office Information

Office SF:	Front 1,312 SF Back 1,037 SF Landlord will remove the back office if Tenant desires Cement Mezzanine
Floors:	1
HVAC:	Gas; Forced Air
Air Conditioning:	Yes
Sprinklered:	No
Ceiling Height:	9'
Lighting:	Fluorescent
Private Offices:	Yes
Conference Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes
Fiber Optics:	Yes

Lease Overview

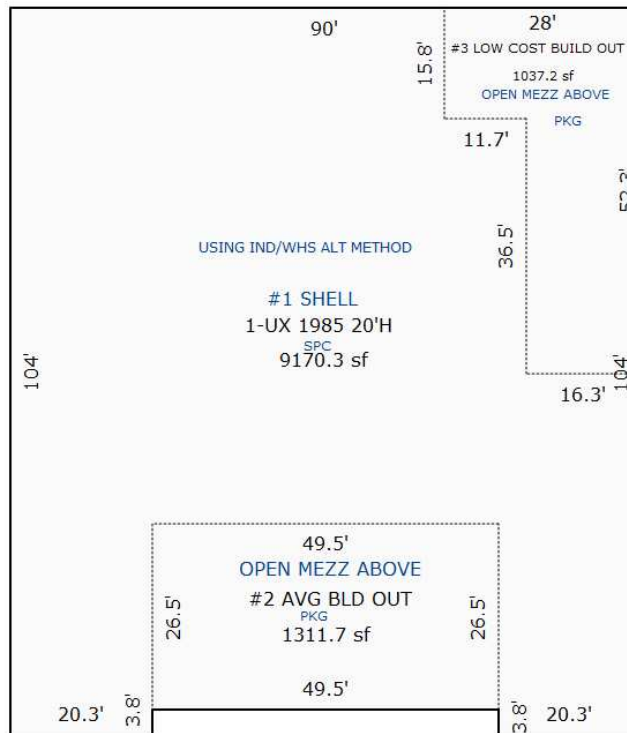
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Lease Information

Lease Type:	NNN
Terms:	36-60 months
Tenant Provides:	Electric, Gas, Insurance, Taxes, Janitorial, Phone/Internet, Refuse removal, Water/Sewer, Snow/lawn care
Landlord Provides:	Roof and Structural
Renewal Option:	Yes
Possession:	At lease Commencement; Available 6/1/2024 *Current Tenant has a Renewal Option with a 60 day notice due by 4/1/2024 and has indicated they are not renewing

Availability

SUITE	RENTABLE SF	WAREHOUSE AREA	OFFICE AREA	DOCK/DOORS	RATE / SF / YR	MONTHLY RENT	CAM / MONTH (\$2.18 PSF)	TOTAL MONTHLY RENT
All	9,170 SF	6,821 SF	2,349 SF	0 / 4	\$8.95	\$6,839.29	\$1,665.88	\$8,505.17



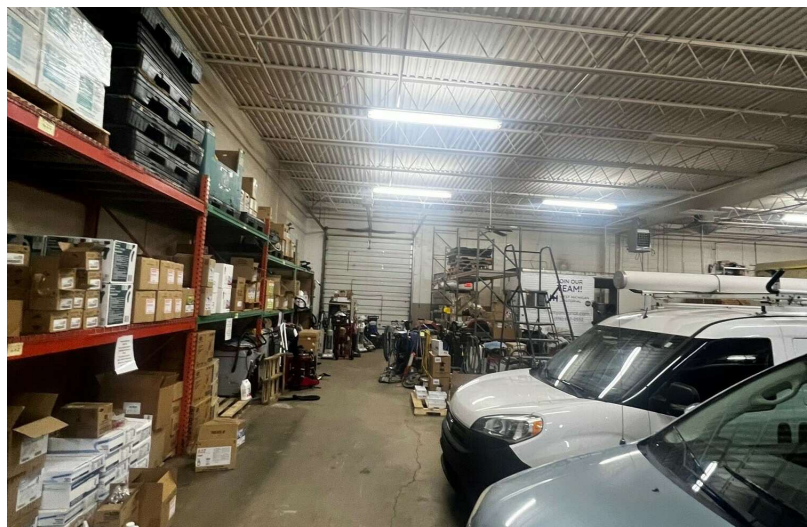
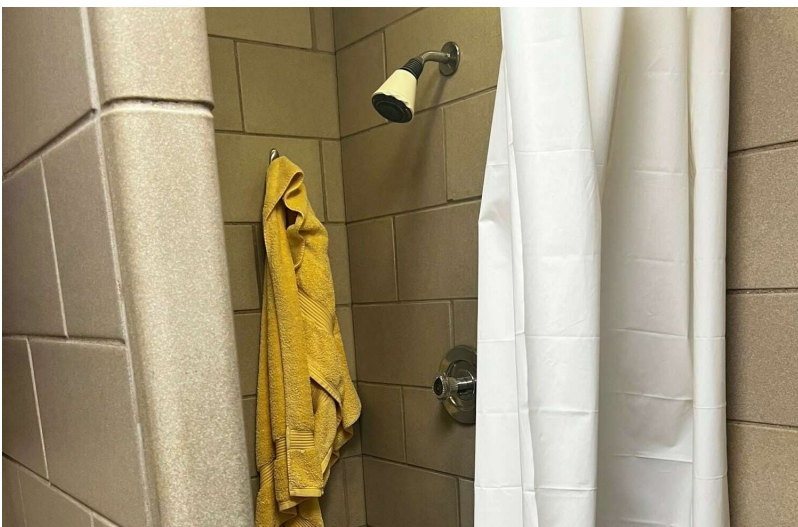
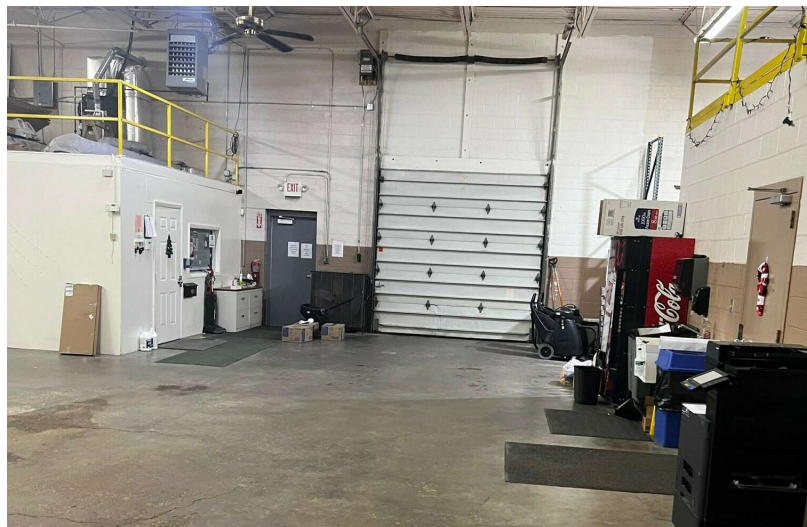
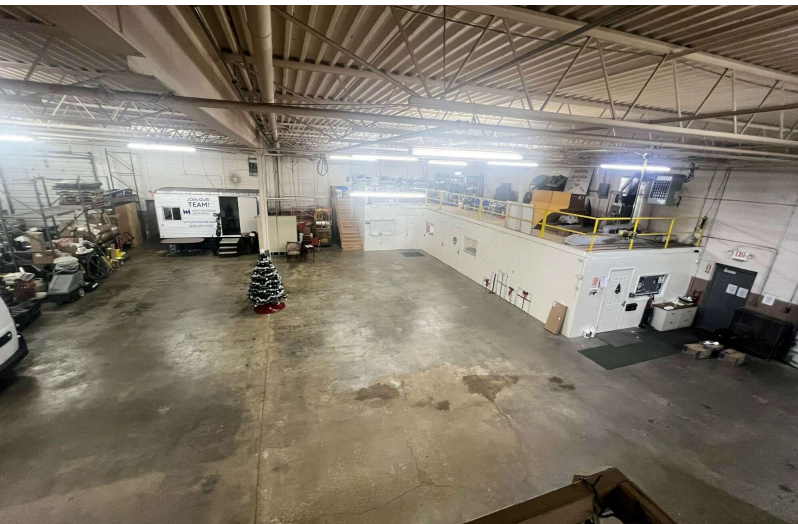
Photos

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Comstock Park, Michigan 49321



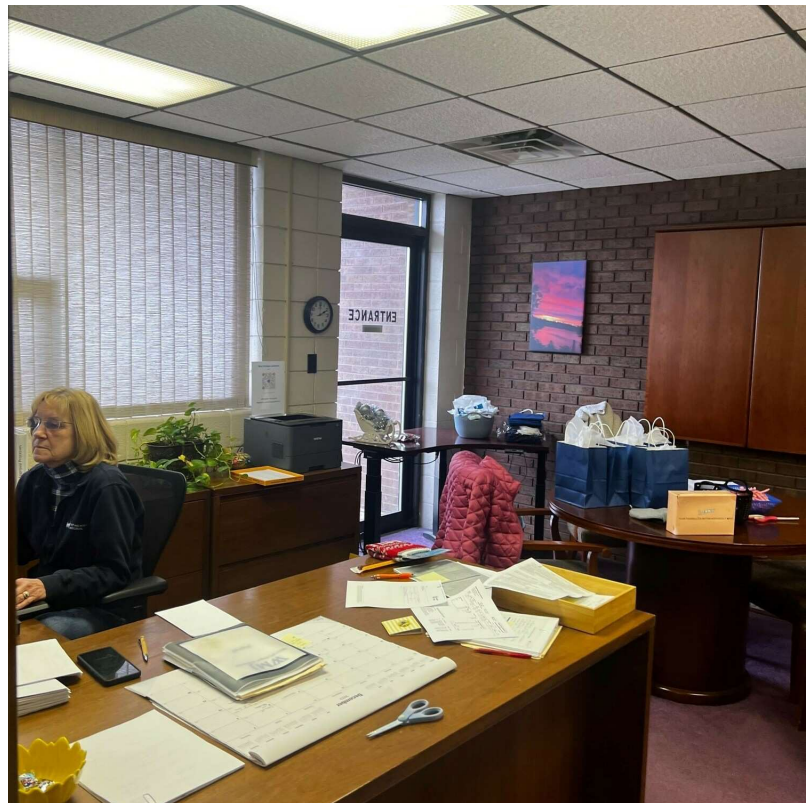
Warehouse area

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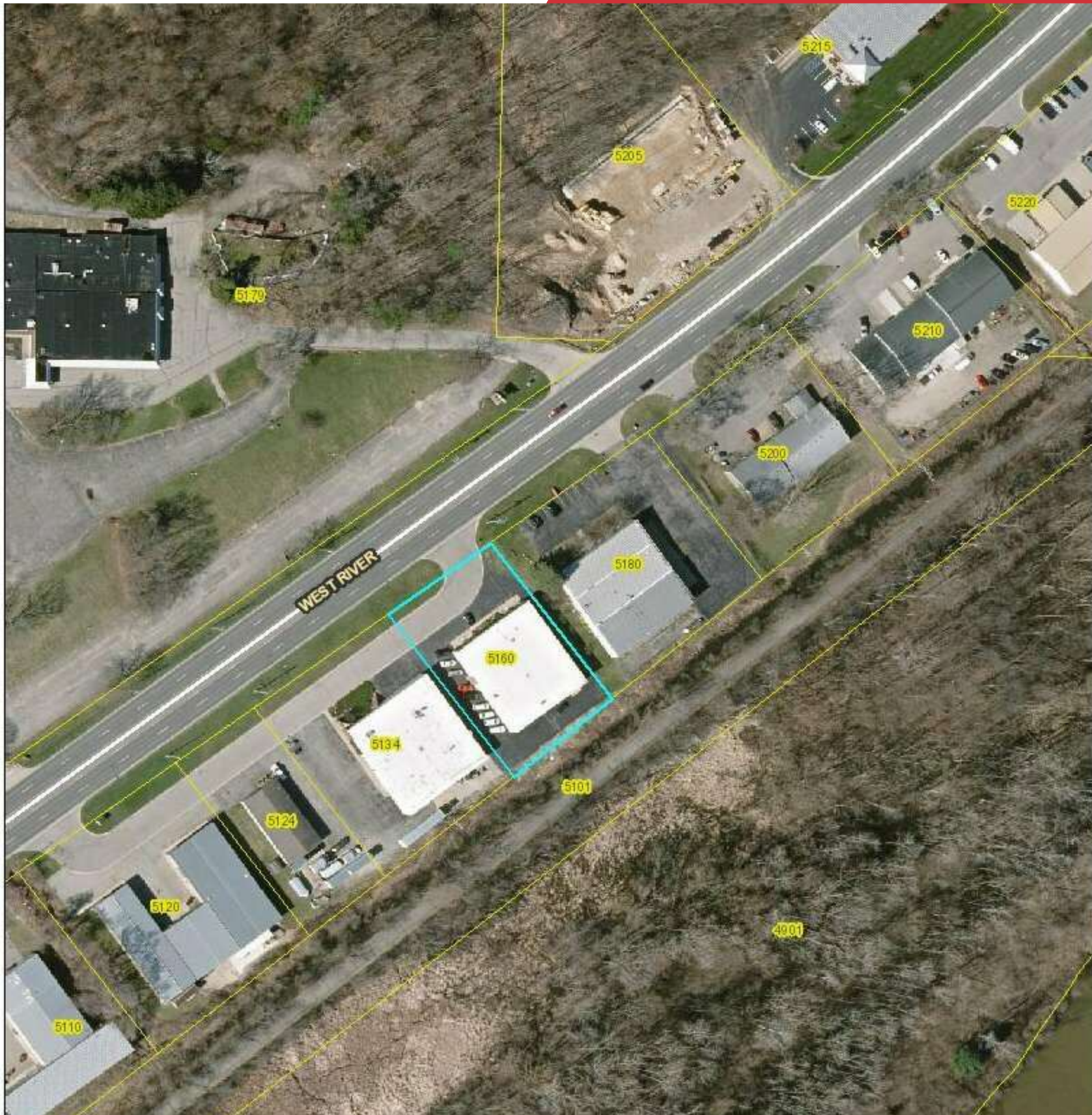
Office area

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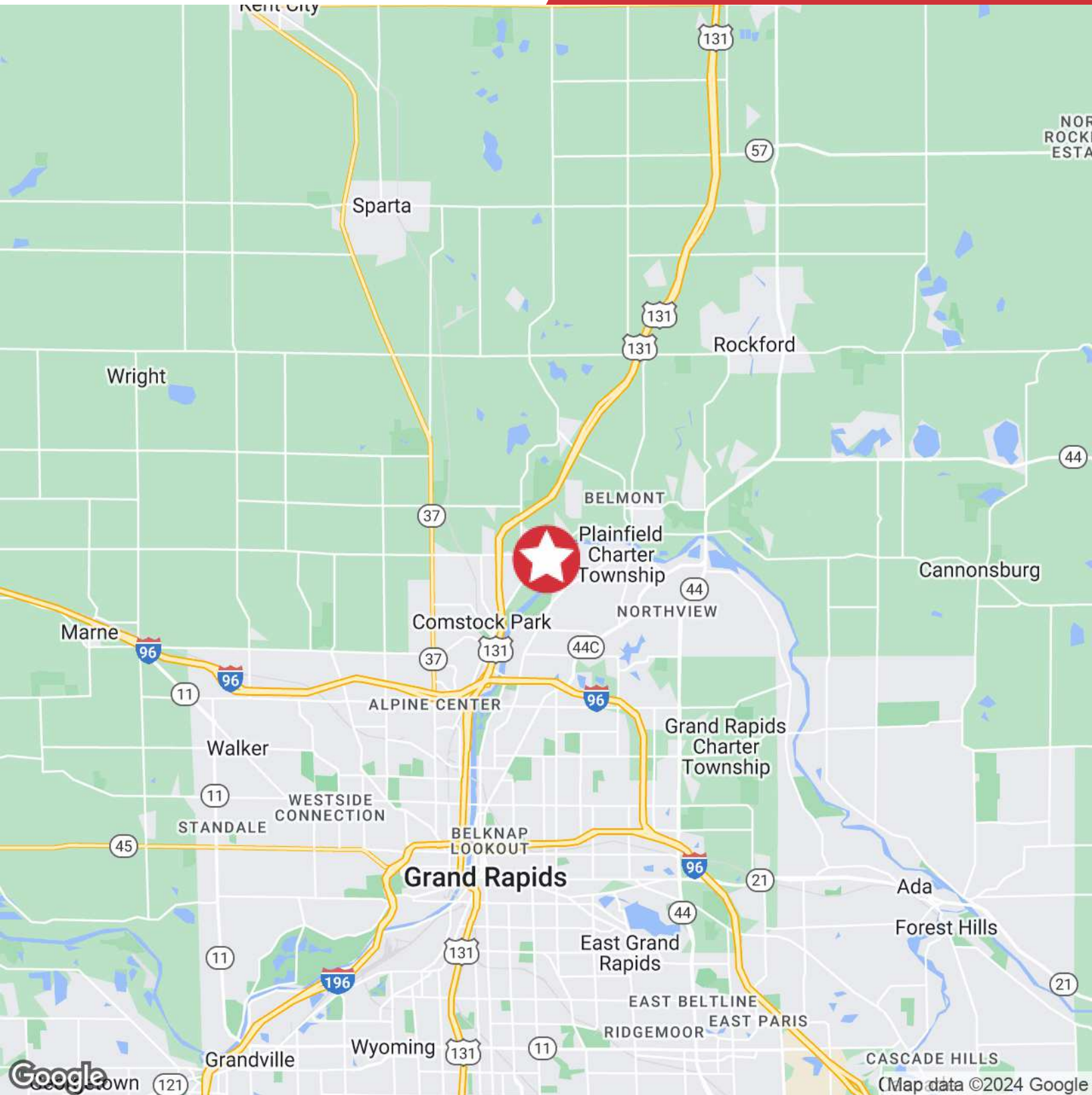
Plat Map

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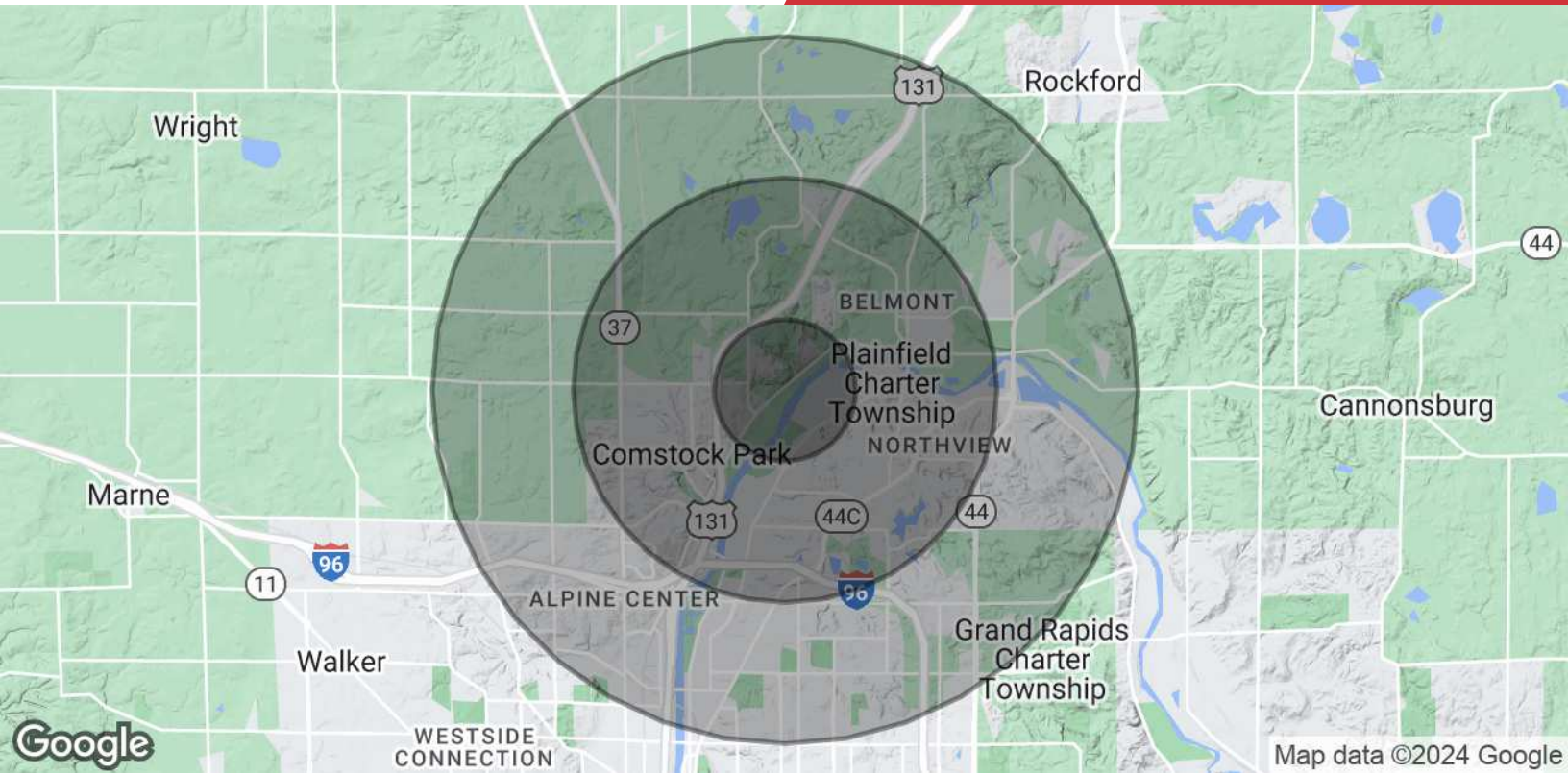
Location Map

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Demographics Map & Report

5160 West River Drive Northeast
Comstock Park, Michigan 49321



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,288	38,862	93,869
Average Age	46.5	41.3	39.6
Average Age (Male)	47.3	39.8	38.7
Average Age (Female)	47.1	41.7	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	920	16,055	38,763
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$86,456	\$75,239	\$79,055
Average House Value	\$199,735	\$181,384	\$189,640

* Demographic data derived from 2020 ACS - US Census



West Michigan Overview

West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

Grand Rapids Ranking

- #1 Fastest Growing US Economy
-HeadlightData
- #19 Best Cities in the US
- USNews
- #3 Big Cities with the Healthiest Markets
-SmartAsset
- #4 Housing Markets to Watch 2017
- Trulia
- #5 Best Large Cities to Start a Business
- WalletHub

Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize—a unique, open art competition that gives away the world's largest art prize. Other attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.