



1170 Plymouth Ave NE
Grand Rapids, Michigan 49505

Property Highlights

- New Construction
- Multiple Sizes Available: 1,908, 2,114 & 4,021 SF
- Additional Storage Available
- Landlord Will Contribute To New Tenant's Buildout
- Less Than 3 Miles to Knapp's Corner



For More Information

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Asset Overview

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Grand Rapids, MI 49505

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Location:	Plymouth and Leonard
Total Building Size:	11,482 SF
Acreage:	0.590
Municipality:	City of Grand Rapids
PPN:	41-14-21-127-004
Parking:	Surface: On-Site with Ample Spaces
Year Built:	2022
Zoning:	SD-PRD



Lease Overview

1170 Plymouth Ave NE
Grand Rapids, MI 49505

Lease Information

Lease Type:	NNN
Terms:	36 - 60 Months
Tenant Provides:	Air Conditioning, Electric, Gas/Heat, Insurance, Janitorial, Phone, Refuse Removal, Sewer, Snow Removal, Taxes, Water
Landlord Provides:	None
Renewal Option:	Yes

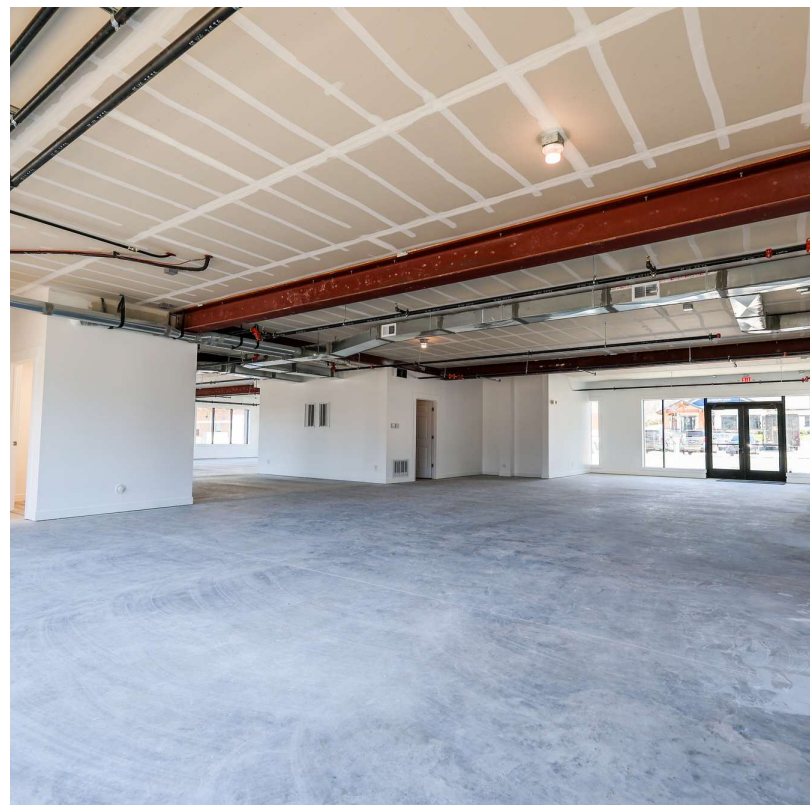
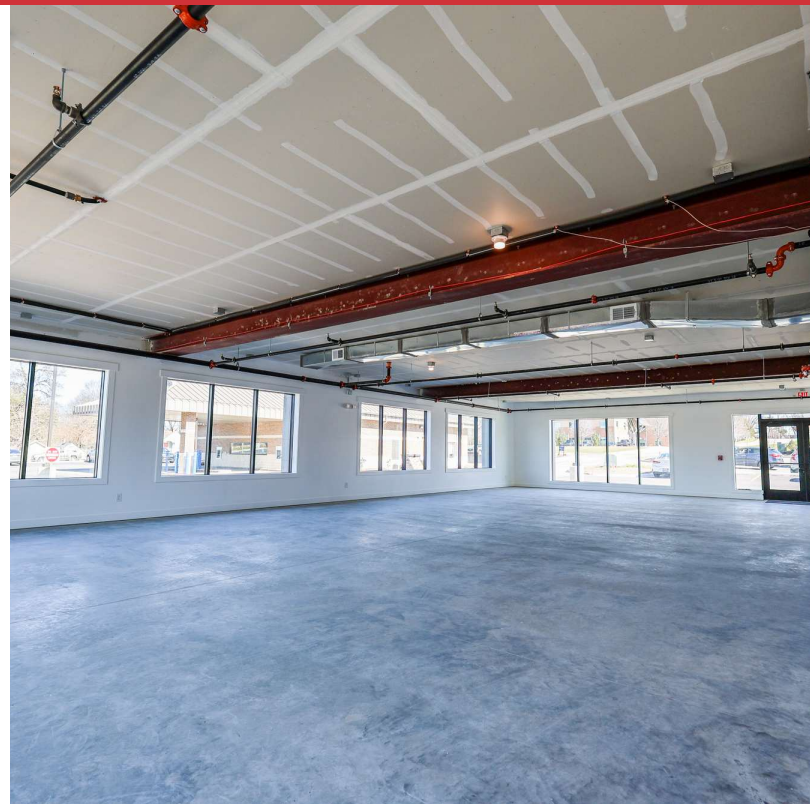
Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM CHARGE MONTHLY \$5.97/SF	TOTAL MONTHLY RENT
A	2,114 SF	\$16.00	\$2,818.67	\$1,051.72	\$3,870.39
B	4,021 SF	\$16.00	\$5,361.33	\$2,000.45	\$7,361.78
C	1,908 SF	\$16.00	\$2,544.00	\$949.23	\$3,493.23

CAM EXPENSES		
Insurance	\$5,800.00	
Refuse Removal	\$3,600.00	
Snow/Lawn	\$5,700.00	
Water Sewer	\$4,800.00	
Property Taxes	\$43,600.00	
Common Electric	<u>\$3,000.00</u>	
Total	\$66,500.00	
Building SF 11,145		
Total CAM Per Square Foot		\$5.97/SF

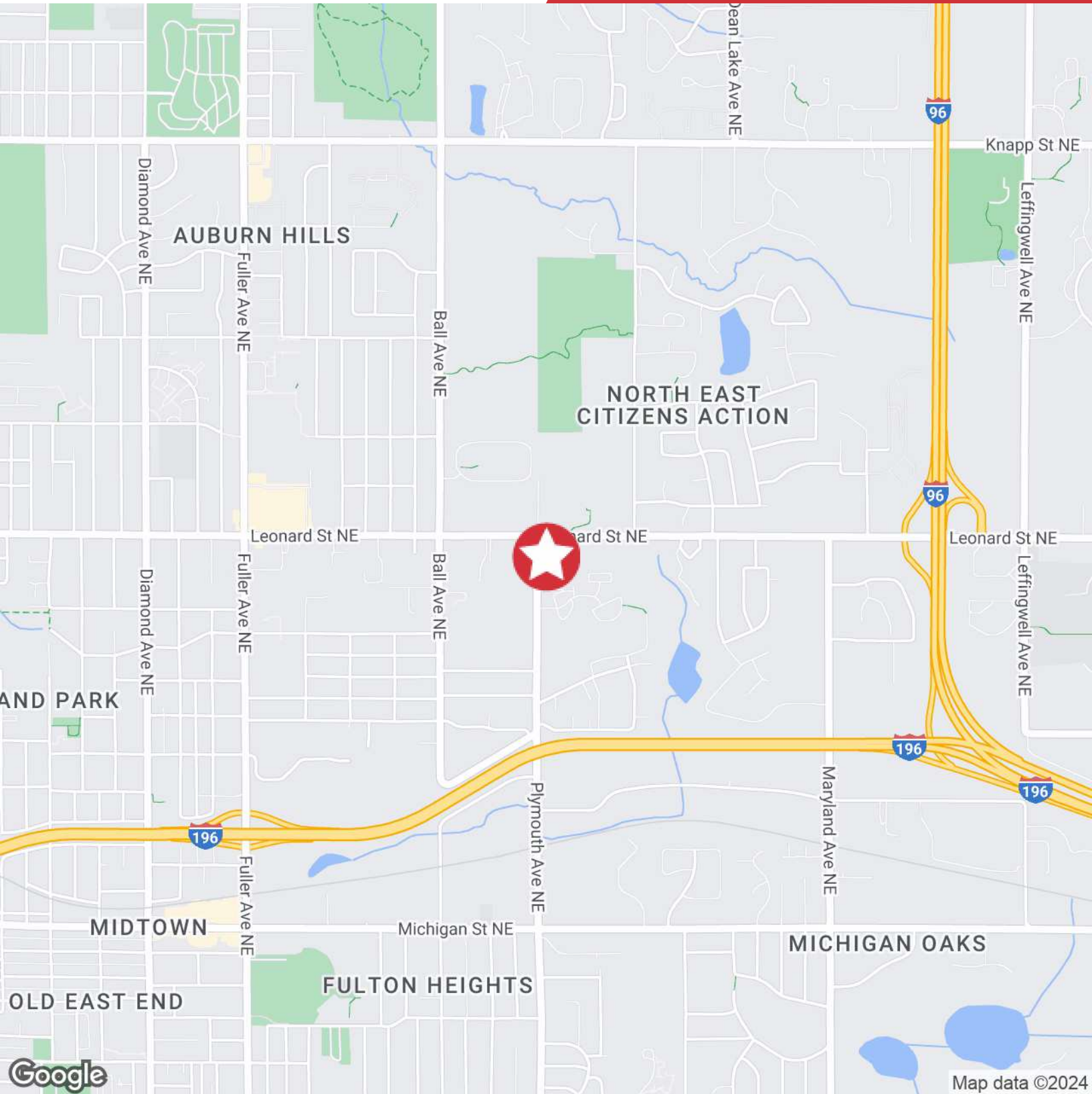
Photography

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Location Map

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Retailer Map

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