

# LEASE

# INDUSTRIAL



## 1355 JUDD AVE SW



### 1355 JUDD AVE SW, WYOMING, MI 49509

#### PROPERTY OVERVIEW

Centralized in Grand Rapids, this property includes an Industrial Building with almost an acre allowed for outdoor storage in the I2- Heavy Industrial District of Wyoming. The building is equipped with heavy power, fire suppression and CO2 censored ventilation that could be utilized for a multitude of different uses. The Landlord is in process of inquiring 1365 Judd St. (the neighboring property to the south) with the intention of removing the building and turning the vacant lot into outdoor storage or a parking lot to compliment the new tenant. Any lease signed with this 1365 Judd St included, will be contingent upon its sale.

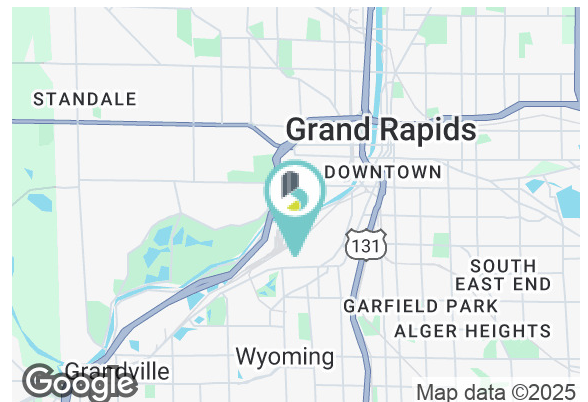
1355 Judd is currently used as a commissary kitchen and food truck storage and is specially equipped with 4 certified kitchens, prepping areas, a walk-in cooler and 2 walk in freezers. This equipment is owned by the landlord and could be negotiated into the lease deal.

#### PROPERTY HIGHLIGHTS

- Outdoor Storage / Additional Parking (See Pictures)
- Centralized Location to Downtown Grand Rapids and surrounding areas.
- 18' ceilings in warehouse portion, most of the building could be opened up onto additional warehouse.
- Warehouse area is equipped with 1-14'x14' overhead door, 1 - loading dock, CO2 ventilation and heavy electrical

LEASE RATE	\$8.50 SF/YR (NNN)
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Total Acres:	1.25 Acres
Building Size:	12,576 SF



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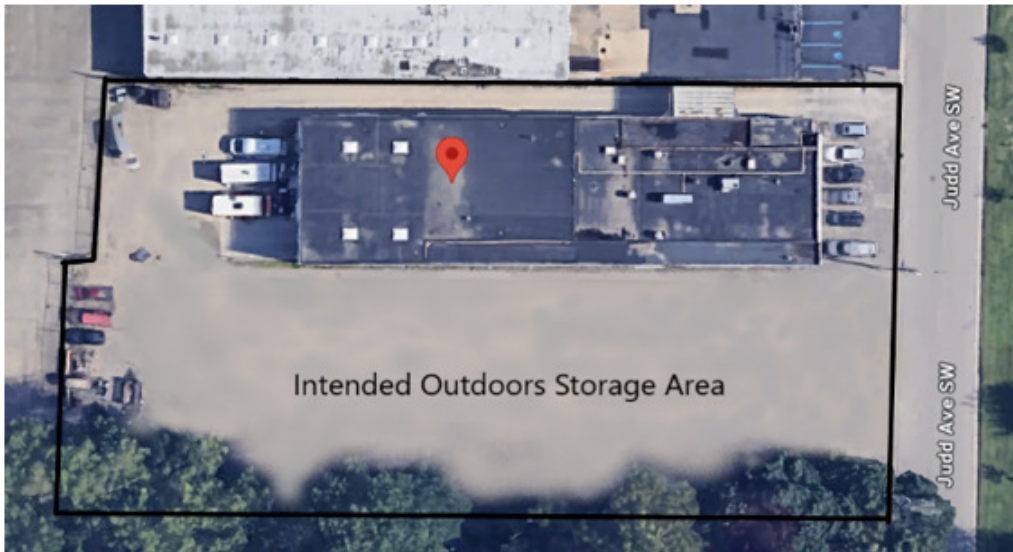
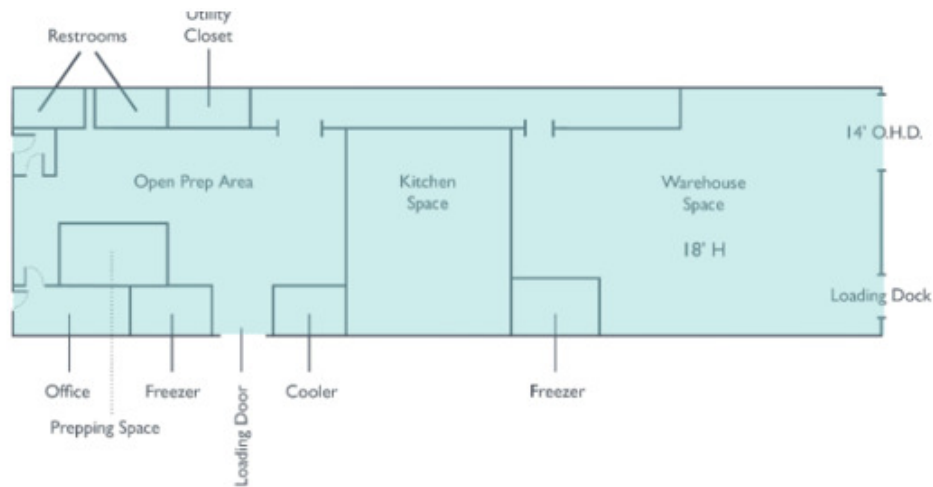
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AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
■ 1355 Judd Ave. SW	12,576 SF	NNN	\$8.50 SF/yr

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## ADDITIONAL PHOTOS

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# INTERIOR PHOTOS

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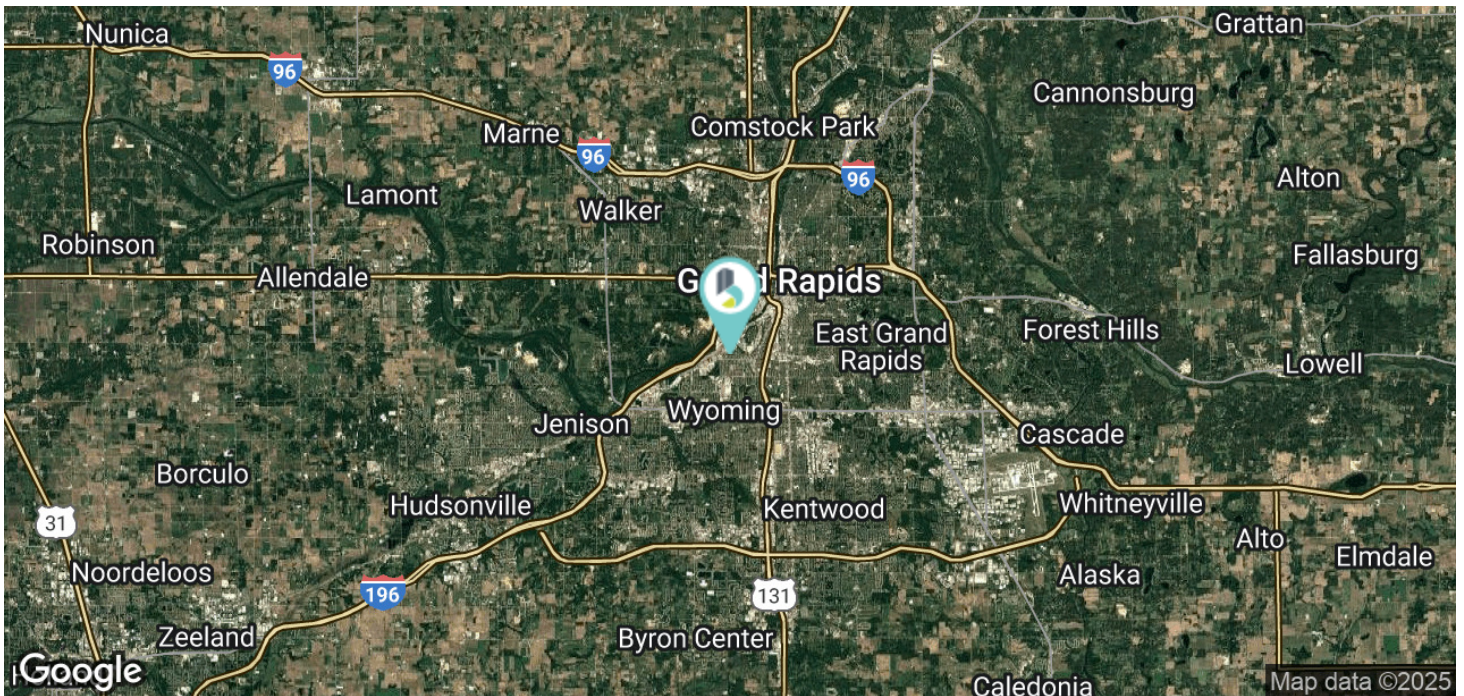




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