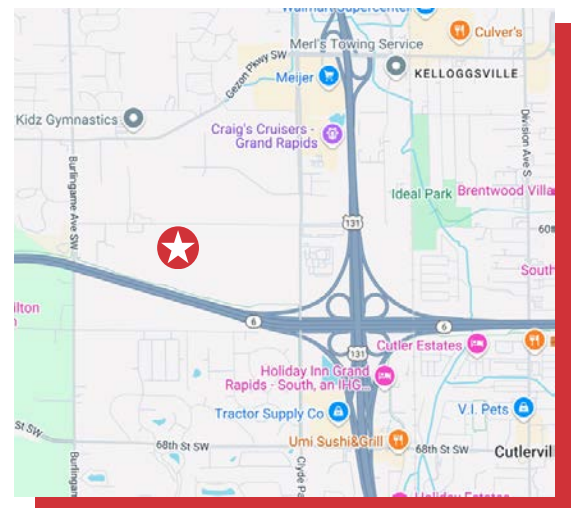




1250 60TH ST SW
BYRON CENTER, MI 49315

Industrial Space for Lease

- 12-24 month lease term
- Immediate occupancy
- High quality space
- Building built in 2021
- Up to 3,000 amps of 480v power
- ESFR fire protection



LISTING AGENT:

STUART J. KINGMA, SIOR
O: 616.575.7022 | C: 616.581.5000
skingma@naiwwm.com

STAY CONNECTED



naiwwm.com
616.776.0100

PROPERTY OVERVIEW

The property located at 1250 60th St SW is unlike anything available in today's marketplace. This facility is fully outfitted including 3,057 SF of office space in addition to separate and stand-alone warehouse spaces. The facility features 3,000 amps of 480v power, ESFR fire protection, and today's high quality motion sensitive LED lighting system. The warehouse is ready to move into for immediate occupancy and offers flexible lease terms. This is the nicest space available on today's market and will be found desirable by many users. This space will not last long.

PROPERTY INFORMATION

Location:	US-131 to 54th St exit, West on 54th to Clyde Park, South on Clyde Park to 60th, West on 60th St to the property on the South side of the road
Total Building Size:	133,783 SF
Year Built:	2021
Acreage:	16.3 acres
Construction:	Pre-Engineered Steel
Roof:	Standing Seam Metal
Eave Height:	26'
Parking:	On-site; Ample spaces
Security System:	Yes
Zoning:	I-1 Industrial



UTILITIES

Electric:	Consumers Energy
Telephone:	Choice
Natural Gas:	DTE Energy
Sanitary Sewer:	City of Wyoming
Storm Sewer:	City of Wyoming
Water:	City of Wyoming

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE OVERVIEW

LEASE INFORMATION

Lease Type:	NNN
Terms:	12-24 months
Tenant Provides:	Taxes, Insurance, Water, Sewer, Electric, Air Conditioning, Gas/Heat, Snow Removal, Janitorial, Refuse Removal, & Phone
Landlord Provides:	Roof & Structural
Municipality:	City of Wyoming
PPN:	41-21-02-600-010
SEV (2024):	\$5,572,000.00
Taxable Value (2024):	\$5,572,000.00
Summer Taxes (2024):	\$214,194.65
Winter Taxes (2023):	\$78,815.10
Total Taxes (2023):	\$293,009.25
Present Use:	Warehousing/Manufacturing
Possession:	At Lease Signing



AVAILABILITY

SUITE	WAREHOUSE SF	OFFICE SF	DOCK SF	TOTAL SF	RATE/SF/YR	MONTHLY RENT	CAM/MONTH (\$2.50/PSF)	TOTAL MONTHLY RENT
Suite A	21,951 SF	-	4,523 SF	26,474 SF	\$4.95	\$10,920.53	\$5,515.42	\$16,435.94
Suite B	29,676 SF	-	4,523 SF	34,199 SF	\$4.95	\$14,107.09	\$7,124.79	\$21,231.88
Suite C	-	3,057 SF	-	3,057 SF	\$9.95	\$2,534.76	\$636.88	\$3,171.64

LEGAL DESCRIPTION

PART OF SW 1/4 COM AT S 1/4 COR TH N ALONG N&S 1/4 LINE TO N LINE OF S 1/2 SW 1/4 TH W ALONG SD N LINE TO NWLY LINE OF VACATED ELM ST /66 FT WIDE/ OF VILLAGE OF ROSS STATION TH SWLY ALONG SD NWLY LINE TO SWLY LINE OF VACATED 1ST ST /48 FT WIDE/ OF SD PLAT TH SELY ALONG SD SWLY LINE TO S SEC LINE TH E ALONG S SEC LINE TO BEG EX S 400 FT OF E 140 FT & EX THAT PART LYING S OF N LINE OF S 1/2 SW 1/4 & ELY OF CL OF A CREEK RUNNING NLY INTO HILTON LAKE * SEC 26 T5N R12W 13.69 A. SPLIT/COMBINED ON 02/18/2016 FROM 41-21-26-400-018; SPLIT/COMBINED ON 12/18/2018 FROM 41-21-26-400-028, 41-21-26-400-019, 41-21-26-400-020, 41-21-26-300-018;

BUILDING OVERVIEW

WAREHOUSE INFORMATION

Warehouse SF:	34,199 SF
Floors:	One - Concrete
Air Conditioning:	No
HVAC:	Gas/Forced Air
Ceiling Height:	26' at eave
Spinklered:	Yes - ESFR
Lighting:	LED
Electric Service:	3,000 amps, 480v, 3 phase
Column Spacing:	Varies
Grade Level Doors:	4
Loading Docks:	8
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:	3,057 SF
Floors:	1
Air Conditioning:	Yes
HVAC:	Gas/Forced Air
Ceiling Height:	10'
Spinklered:	Yes
Lighting:	LED
Communication Equipment:	Possible
Private Offices:	Yes
Conference Room:	Yes
Lunch Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes





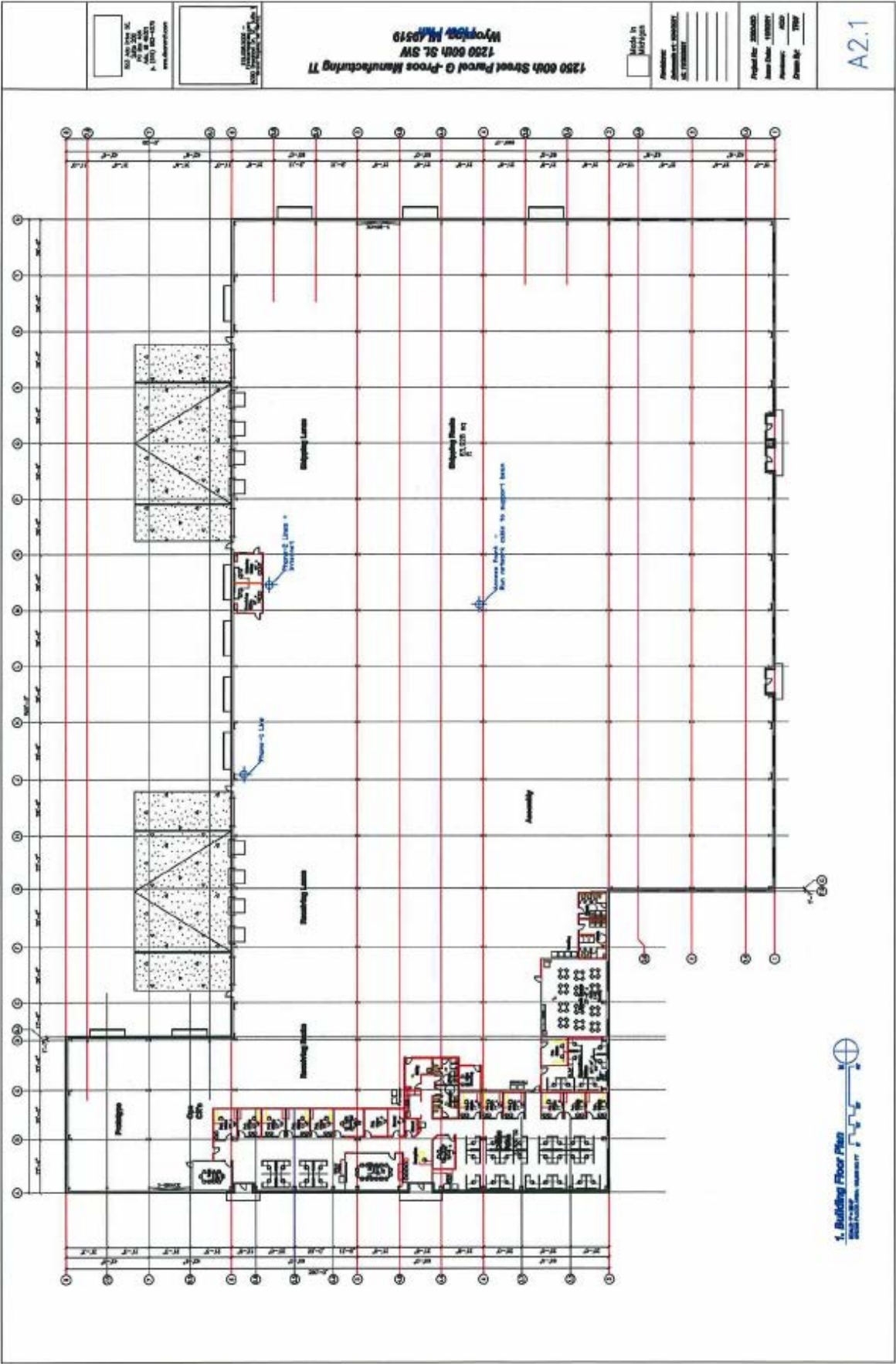
WAREHOUSE



EXTERIOR



FLOOR PLAN
Building



Warehouse



Suite A



FLOOR PLAN
Suite B



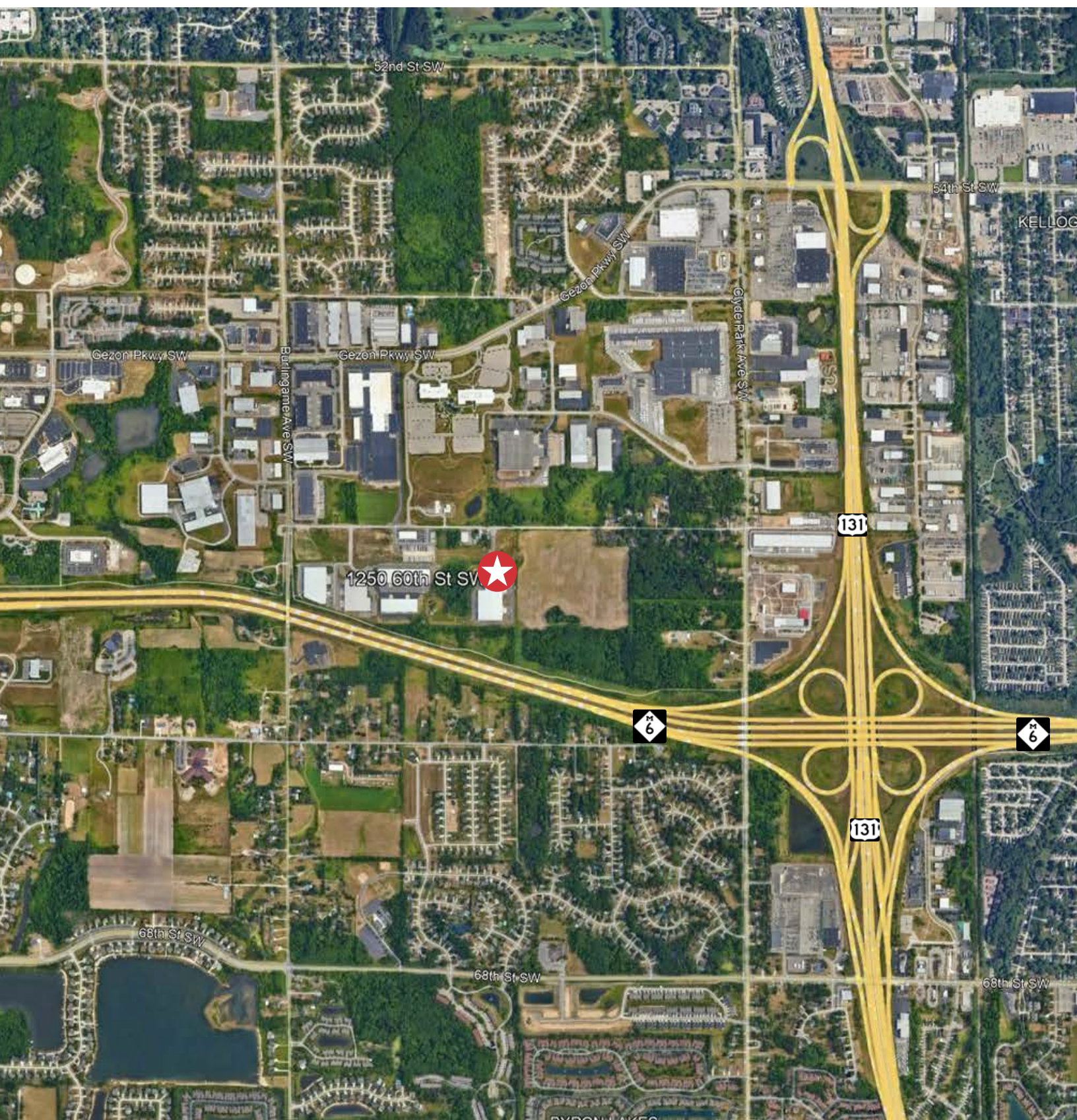
FLOOR PLAN
Suite C



1250 60th Street SW - PP #41-21-02-600-010

June 19, 2024





ZONING MAP

City of Wyoming, Michigan
November 15th, 2022
ZONING MAP

MAP LEGEND

- Maple Boundary
- Map Layer
- Railroads
- Street Centerlines
- Freeway
- Freeway Right
- State Highway
- Primary
- Secondary
- Proposed/Under Const.
- Private
- Alley
- Section Lines
- Parcels
- Lakes & Ponds
- Rivers & Streams

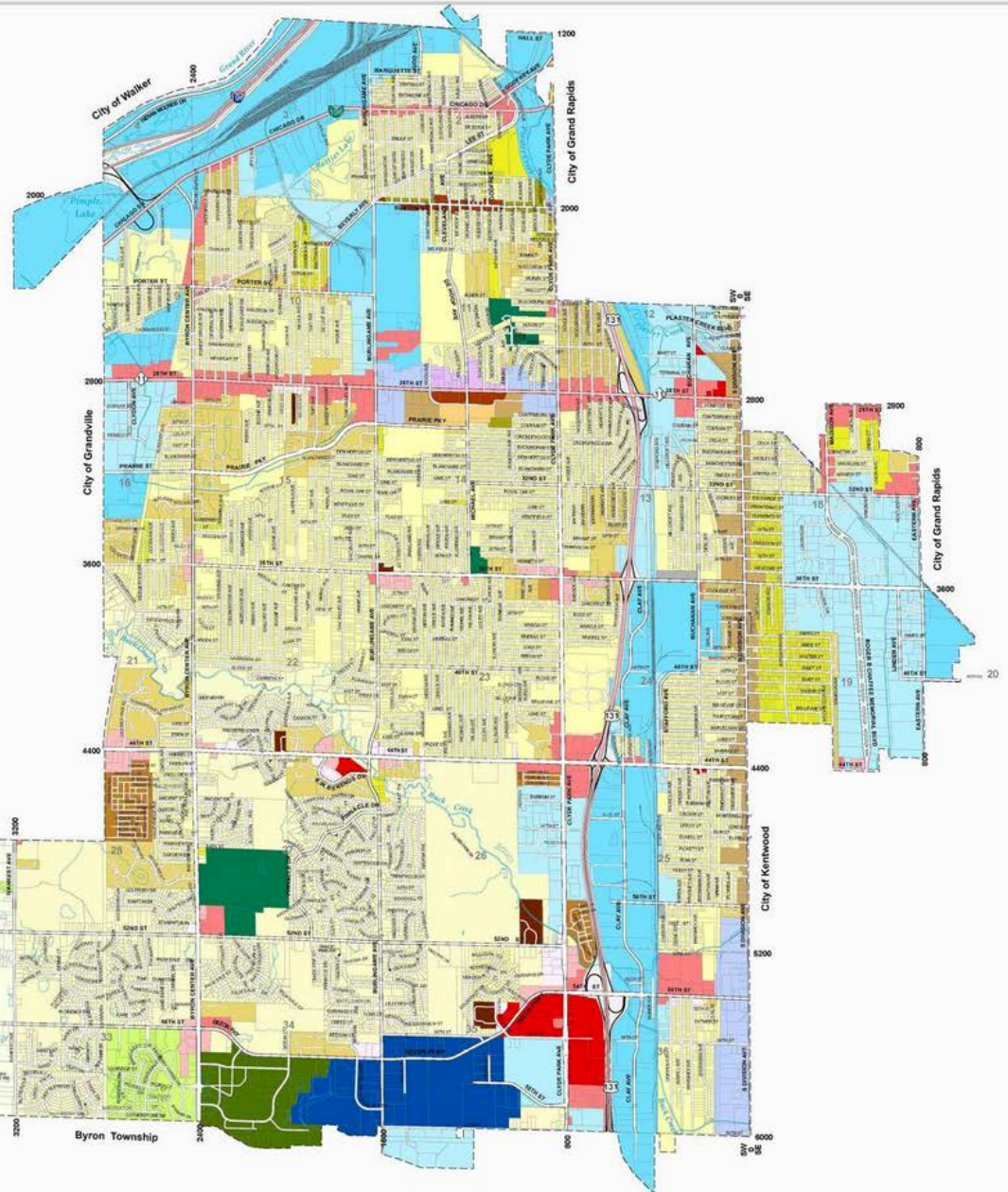
Zoning Code

ER	FBC-OS
R-1	FBC-ON
R-2	FBC-OS
R-3	FBC-OS
R-4	PUD-1
R-5	PUD-2
R-6	PUD-3
R-7	PUD-4
B-1	I-1
B-2	I-2
B-3	I-3
FBC-CC	I-4
FBC-CE	I-5

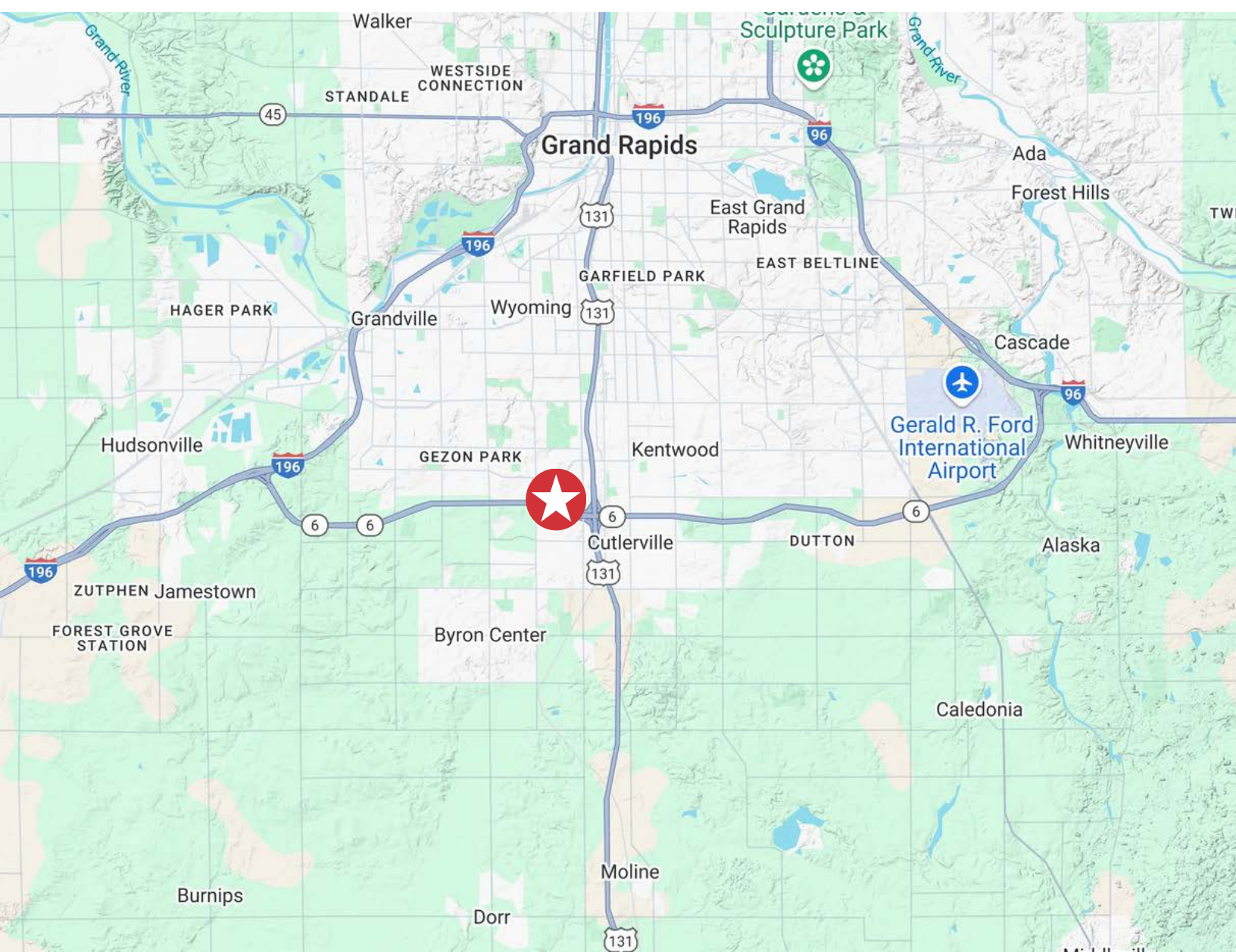
City of Wyoming Zoning Map
Derived from official City of Wyoming data through the Regional Geographic Information System (REGIS).
This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy and should be verified through other means. Any duplication is prohibited under copyright laws and the Enhanced Access to Public Records Act, P.A. 457 of 1996, as amended.

Scale: 0 200 400 600 800 1000 Feet

Questions regarding this map may be directed to:
City of Wyoming, Department of Planning & Economic Development
PO Box 885, 1155 28th St SW, Wyoming, Michigan 49569-0885
(616) 530-7258 - Fax: (616) 243-3442 - plan_info@wyomingmi.gov
<http://www.cityofwyomingmi.us/REGIServices.htm>
The City of Wyoming Zoning Code and Form Based Code (FBC) can be accessed here:
<https://www.wyomingmi.gov/about-wyoming/City-Departments/Inspections/>



LOCATION MAP



PROXIMITY	
US-131	1.54 miles
I-196	7.78 miles
I-96	13.38 miles
M-6	2.21 miles
Gerald R. Ford International Airport	12.84 miles

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,080	21,401	45,159
Median Age	39.3	37.4	35.7
HOUSEHOLDS			
Total Households	1,488	8,159	17,375
# of Persons per Household	2.73	2.59	2.58
HOUSEHOLD INCOME			
Median Household Income	\$86,116	\$67,764	\$74,015
Median House Valuation	\$298,390	\$271,020	\$254,134

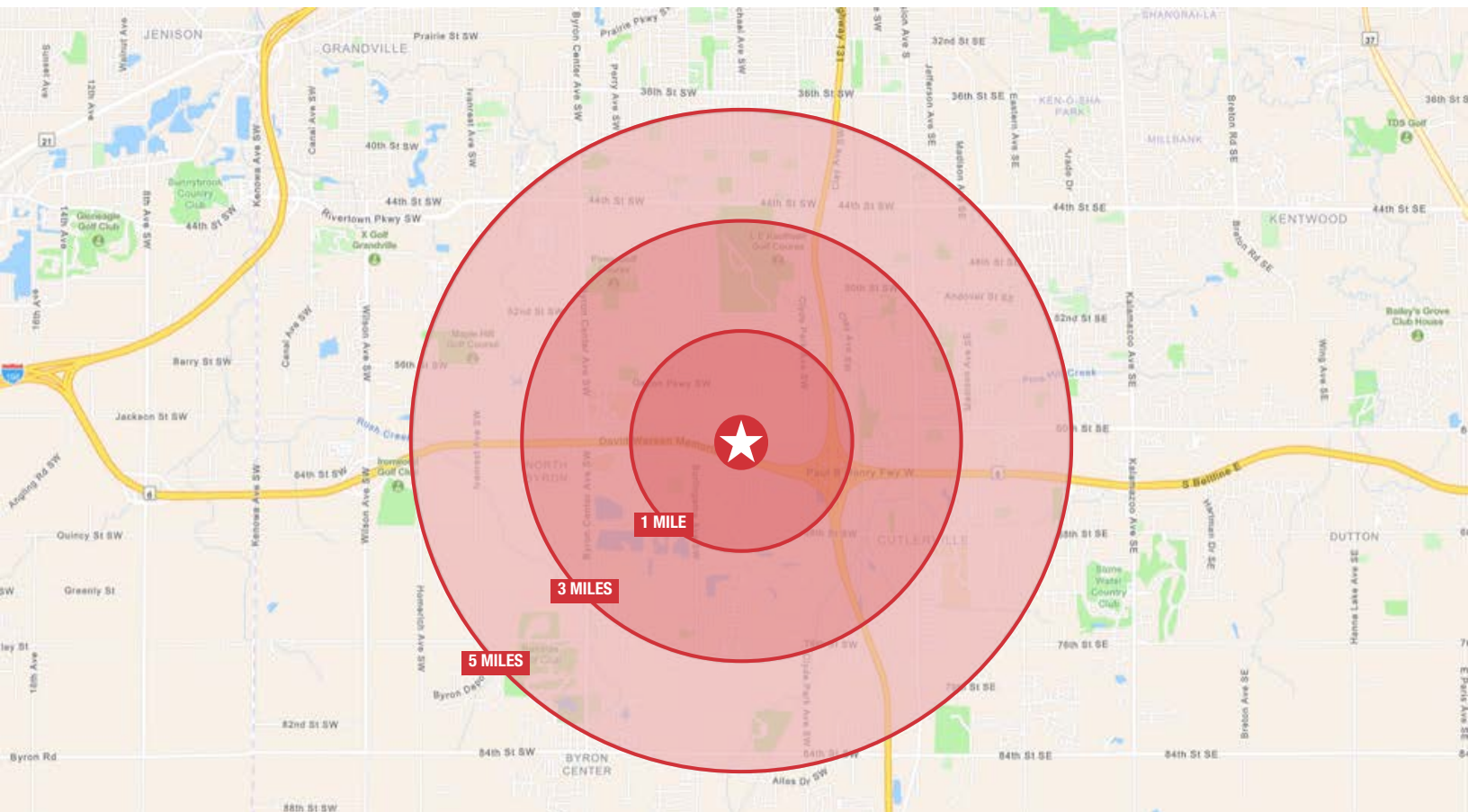
Source: Esri forecasts for 2025. U.S. Census Bureau 2020 decennial Census data

45K

POPULATION
(5 MILES)

\$67K

MEDIAN HH INCOME
(3 MILES)



Welcome to...

WEST MICHIGAN

“

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

michigan.org



GRAND RAPIDS, MI

From world-class attractions and outdoor recreation to nationally ranked food and craft beverage scenes - Grand Rapids, MI is filled with spectacular art, live music, and endless opportunities for family fun!



MUSKEGON, MI

Located along the beautiful Lake Michigan shoreline, Muskegon County boasts three state parks, two major paddle sport rivers, and 26 miles of beaches. Muskegon County is the outdoor recreation hub of Michigan's sunset coast, every season of the year!



HOLLAND, MI

Nestled into the wildly beautiful Lake Michigan shoreline and rich with it's deep-rooted Dutch heritage, Holland, MI is a year-round destination known for many things - springtime tulips, summer festivals, fall orchards, winter's holidays and more!



KALAMAZOO, MI

Here you'll find a unique and exciting city vibe, but with the comfort of warm people, an easy-going pace of life, and truly beautiful countryside. With abundant lakes, trails, and parks and a walkable downtown that boasts the nation's first outdoor pedestrian shopping mall, there's a tailored experience for every interest.

NO. 8 ON AMERICA'S BEST TOWNS TO VISIT IN 2024

📍 Grand Rapids, MI

CNN

MICHIGAN'S LARGEST WATER & AMUSEMENT PARK

📍 Michigan's Adventure

PURE MICHIGAN

BEST PLACES FOR BUSINESS AND CAREERS

📍 Holland, MI

Forbes

150 BEST PLACES TO LIVE IN THE U.S.

📍 Kalamazoo, MI

U.S. News