For Lease

Industrial

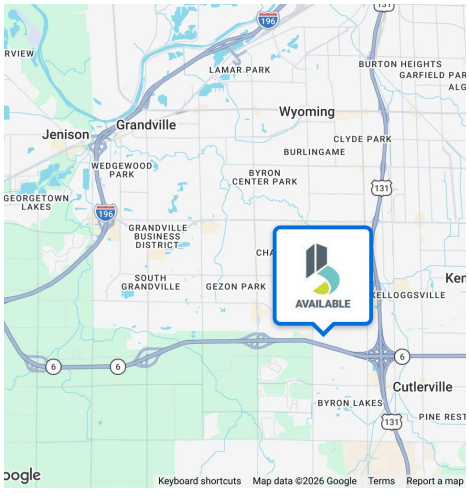


1486 60th St. SW

Byron Center, MI, 49315

Lease Rate	$8.47/SF
Size Available	9,900 SF

9,900 SF to be completed March 1, 2027, located on 60th Ave, just West of Clyde Park. This newly constructed suite features 1 (12'x14') grade level door, 1 dock high door, 27'-30' ceilings, and a $50,000 tenant improvement allowance to build out the office. Ideal for an industrial user looking for modern industrial space with close proximity to US-131 & M-6.



Highlights

- New Construction (Occupancy 3/1/2027)
- 1 (12x14) Grade Level Door
- 1 Dock High Door
- 27'-30' Ceilings
- $50,000 Office TI Allowance

Jordan Wenzel
Advisor
jwenzel@bradleyco.com
c 616.206.7658

www.bradleyco.com

Property Details

1486 60th St. SW, Byron Center, MI 49315

Location Information

Address	1486 60th St. SW
City, State, Zip	Byron Center, MI 49315
County	Kent
Municipality	City of Wyoming

Building Information

Building Size	29,700 SF
Office Space	0 SF ($50,000 TI Allowance)
Ceiling Height	27'-30'
Year Built	2027
Bay Dimensions	27' 6" x 90'
Overhead Doors	1 (12'x14')
Docks	1
Construction	Metal
Floor Drains	No

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I1-Industrial
Lot Size	2.697 Acres
APN #	41-21-02-600-006
Taxes	$3.03/SF
Lease Type	NNN (Estimated $3.53/SF)

Parking & Transportation

Parking Type	Surface
# of Parking Spots	22
Traffic Counts	2,451 (2025 AADT)
Access	US-131/ M-6

Utilities & Amenities

Gas	DTE Energy
Water / Sewer	Municipal
Power Type	3-Phase
Power Supplier	Consumers
Sprinkler	Yes
HVAC	Yes (Office)
Signage	On Building

©2026 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.

External Photos

1486 60th St. SW, Byron Center, MI 49315





©2025 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.

External Renderings

1486 60th St. SW, Byron Center, MI 49315

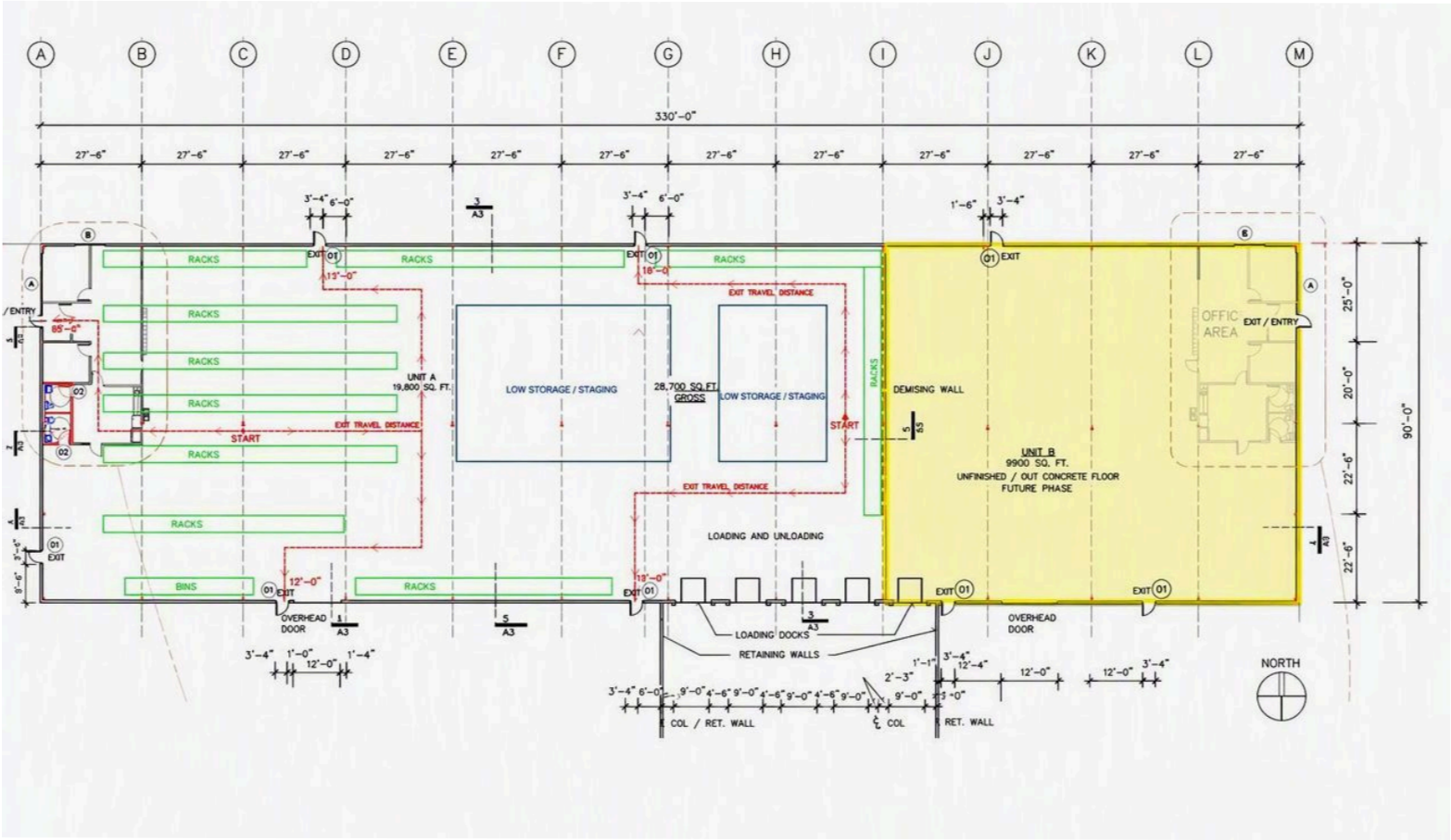




©2025 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.

Available Spaces

1486 60th St. SW, Byron Center, MI 49315



Available Spaces

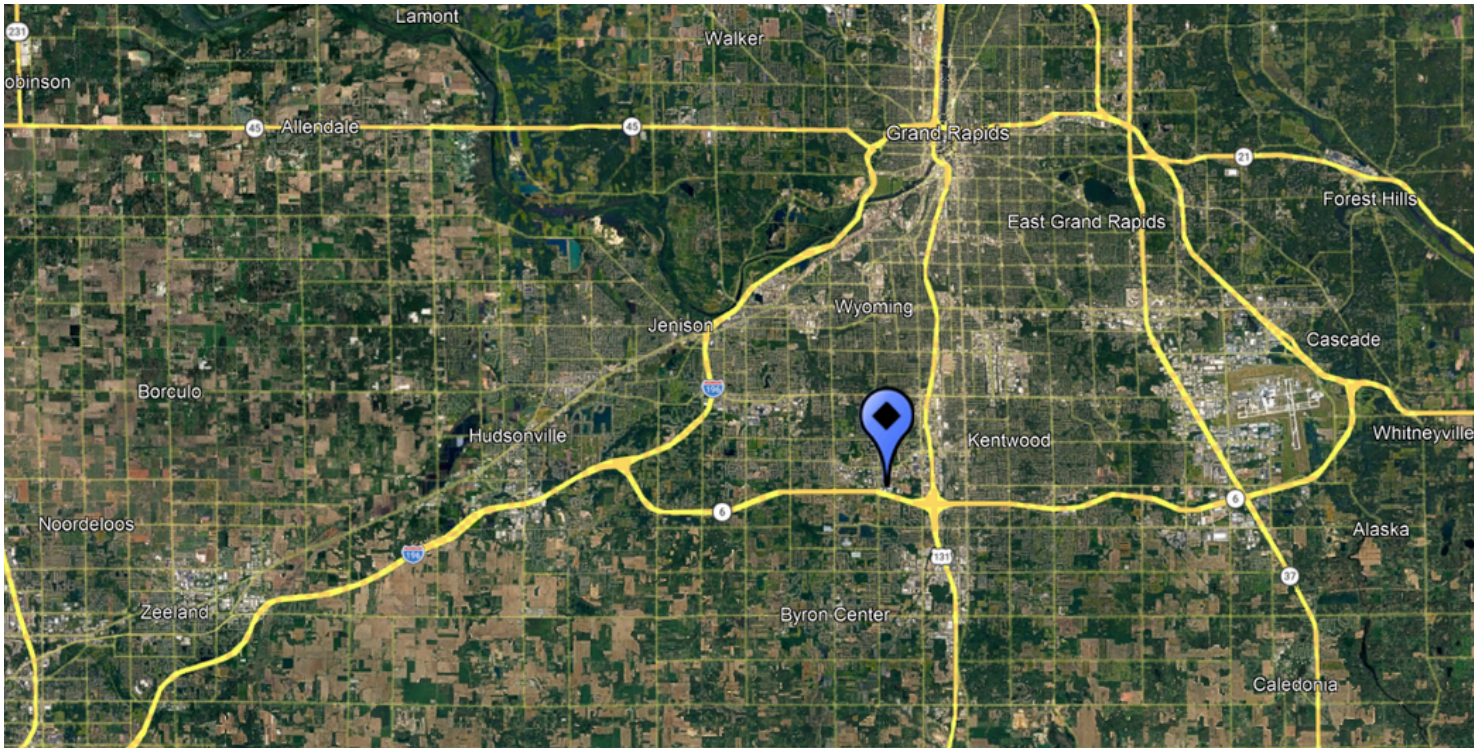
	Size	Lease Rate	NNN's	Monthly Rate
Suite B	9,900 SF	$8.47/SF ($6,987.75/Month)	$3.53/SF ($2,912.25/Month)	$12/SF ($9,900/Month)

©2026 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.

Aerials

1486 60th St. SW, Byron Center, MI 49315

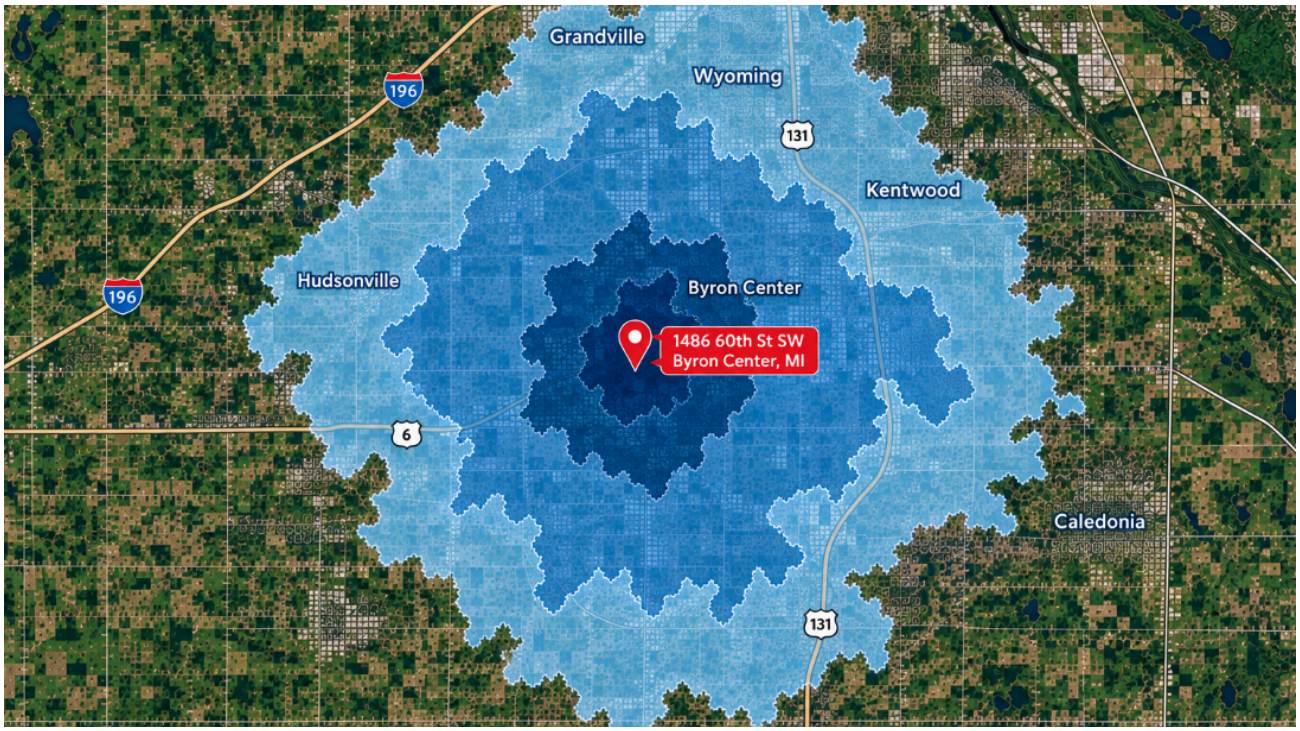




©2025 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.

Demographics

1486 60th St. SW, Byron Center, MI 49315



Demographics

	1 Miles	5 Miles	10 Miles
Total Population	3,789	181,702	491,703
Average Age	38.8	36.9	35.2
Average Age (Male)	37.9	36.9	34.4
Average Age (Female)	40.5	36.0	36.0
Total Households	1,320	70,092	198,696
# of Persons per HH	2.86	2.57	2.49
Average HH Income	$115,035	$103,314	$106,757

©2026 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.