



## 3720 WEST RIVER DR NW COMSTOCK PARK, MI 49321

- LOWER LEVEL- 5,000 SF available
- Ample on site parking
- Located on busy West River Drive
- 2 overhead doors



### FOR MORE INFORMATION, CONTACT:

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# SUITE OVERVIEW - LOWER LEVEL

**FOR LEASE**  
INDUSTRIAL



## WAREHOUSE INFORMATION

<b>Warehouse SF:</b>	4,500 SF approximately
<b>Floors:</b>	1
<b>Air Conditioning:</b>	Yes
<b>HVAC:</b>	Forced air: Natural Gas
<b>Ceiling Height:</b>	10'
<b>Clear Span:</b>	No
<b>Spinklered:</b>	No
<b>Lighting:</b>	LED
<b>Electric Service:</b>	100 amps; 480v; 3P
<b>Grade Level Doors:</b>	2
<b>Loading Docks:</b>	0
<b>Floor Drains:</b>	Yes
<b>Compressed Air:</b>	No

## OFFICE INFORMATION

<b>Office SF:</b>	500 SF approximately
<b>Floors:</b>	1
<b>Air Conditioning:</b>	Yes
<b>HVAC:</b>	Forced air; Natural Gas
<b>Ceiling Height:</b>	10'
<b>Spinklered:</b>	No
<b>Lighting:</b>	LED
<b>Restrooms:</b>	Yes

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# LEASE OVERVIEW

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## LEASE INFORMATION

Lease Type:	NNN
Terms:	36-60 months
Tenant Provides:	Taxes, Water/Sewer, Electric, Gas, Phone/Internet. Janitorial, Refuse Collection, Snow/ Lawn care, Driveway, Sidewalks & Parking Lot repairs and Maintenance, Insurance, Nonstructural repairs and maintenance, Mechanical systems repairs and maintenance
Landlord Provides:	Assessments, Structural and Roof Repairs/Replacement, Mechanical systems replacement
Renewal Option:	Yes
Date Available:	1/1/2026

## AVAILABLE SPACE FOR LEASE

SUITE	SF	WAREHOUSE SF	OFFICE SF	DOCKS / DOORS	RATE PSF/Y	CAM MONTHLY (\$1.56 PSF/YR)	MONTHLY BASE RENT	TOTAL MONTHLY RENT
LOWER	5,000	4,500	500	0 / 2	\$6.50	\$650.00	\$2,708.33	\$3,358.33



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## PROPERTY OVERVIEW

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## PROPERTY - BUILDING INFORMATION

<b>Total Building Size:</b>	10,000 SF
<b>Year Built:</b>	1958
<b>Acreage:</b>	0.83
<b>Construction:</b>	Concrete
<b>Roof:</b>	Rubber membrane
<b>Floors / Mezzanine:</b>	2 / None
<b>Elevators:</b>	No
<b>Security System:</b>	No
<b>Signage:</b>	Building
<b>Parking:</b>	Ample
<b>Fenced Yard:</b>	No
<b>Room to expand:</b>	No
<b>Outside Storage:</b>	Yes
<b>Zoning:</b>	Industrial
	It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.



## UTILITY PROVIDERS

<b>Electric:</b>	Consumers Energy
<b>Natural Gas:</b>	DTE
<b>Sanitary Sewer:</b>	Municipality
<b>Storm Sewer:</b>	Municipality
<b>Water:</b>	Municipality

## MUNICIPALITY / TAXES

<b>Municipality:</b>	Plainfield Twp
<b>PPN:</b>	41-10-31-355-005
<b>SEV (2025):</b>	\$264,000
<b>Taxable Value (2025):</b>	\$136,570
<b>Total Property Taxes (2024):</b>	\$7,079.30

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# PROPERTY PHOTOS

**FOR LEASE**  
INDUSTRIAL



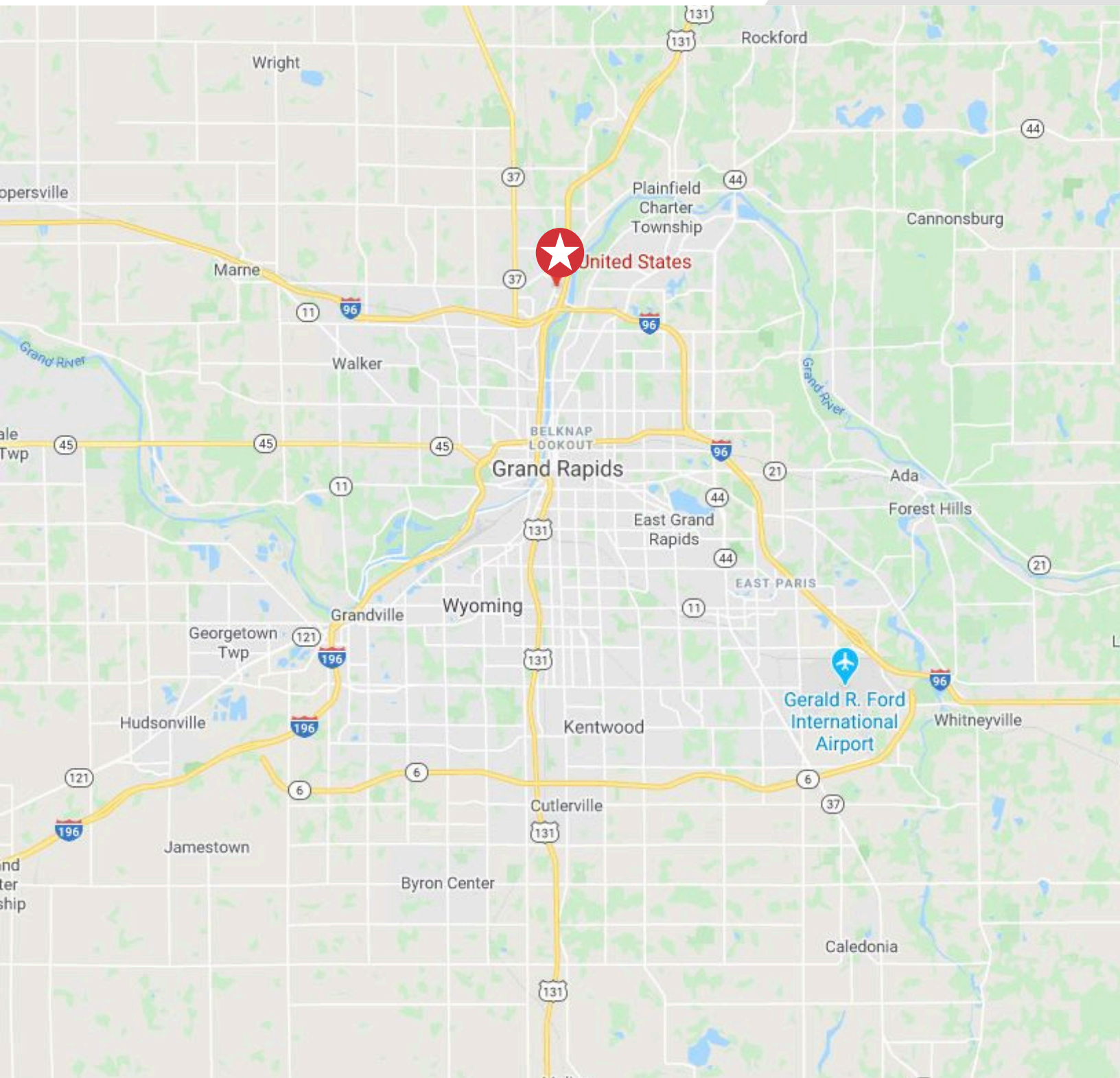
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# LOCATION MAP

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## LOCATION OVERVIEW

# WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



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**US CITIES WITH THE  
BEST QUALITY OF  
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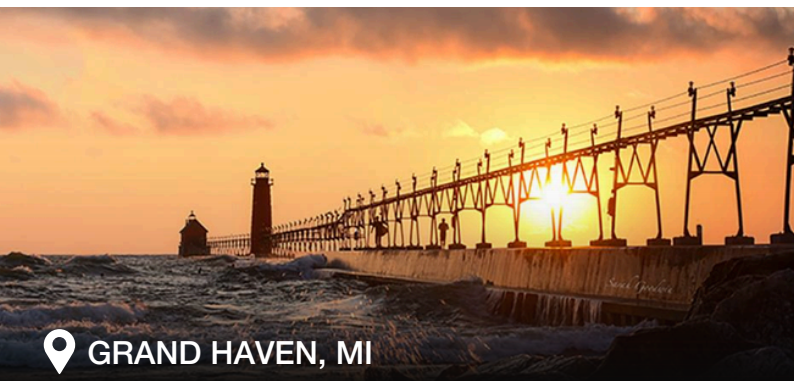
**BEST SMALL CITIES  
FOR STARTING A  
BUSINESS**


*Muskegon*



**THE ONLY OFFICIAL  
COAST GUARD CITY,  
USA**

*Grand Haven*



 **GRAND HAVEN, MI**



 **GRAND RAPIDS, MI**



 **HOLLAND, MI**



 **MUSKEGON, MI**



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