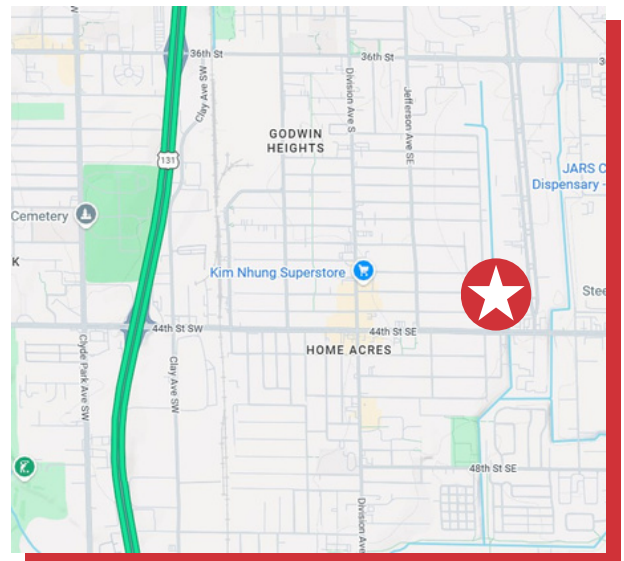




463 44TH STREET SE WYOMING, MI 49548

- Approximately 1.3 acres with direct frontage on 44th Street in Wyoming with 36,213 cars per day
- The building currently has both coolers and freezers installed
- Heavy 600amp; 480v
- Strong fit for a food manufacturer/distribution or commercial food kitchen
- Zoned for Industrial use with many use possibilities



FOR MORE INFORMATION, CONTACT:

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PROPERTY OVERVIEW

FOR LEASE
INDUSTRIAL

463 44th Street is a 9,600 square foot refrigerated food production facility located in Wyoming, Michigan. The building currently operates as Nutcase Vegan's production and cold storage facility and includes multiple coolers and freezers, floor drains, and wash-down surfaces suited to clean food preparation. The infrastructure is installed and operational.

This in-place buildout represents significant value to a food processor or manufacturer. Refrigeration systems, drainage, and sanitary finishes are capital-intensive improvements that typically require substantial investment and extended lead times to construct. A tenant at 463 44th Street can occupy the space and begin production without that expenditure.

The property sits in Wyoming, the industrial center of Kent County, with an established manufacturing and food distribution employment base. The 44th Street corridor offers direct access to US-131 and the south beltway.

PROPERTY INFORMATION

Total Building Size:	9,824 SF
Acreage:	1.327
Year Built:	1973
Ceiling Height:	16'
Docks / Doors:	2 / 0
Power:	600 amps; 480 v
Municipality:	City of Wyoming
PPN:	41-18-19-457-025
SEV (2026):	\$330,500
Taxable Value (2026):	\$212,149
Property Taxes (2025):	\$12,616.03
Zoning:	I-1 - Light Industrial

It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.



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.

 **463 44TH STREET SE**
WYOMING, MI 49548

NAI Wisinski of
West Michigan

LEASE OVERVIEW

FOR LEASE
INDUSTRIAL

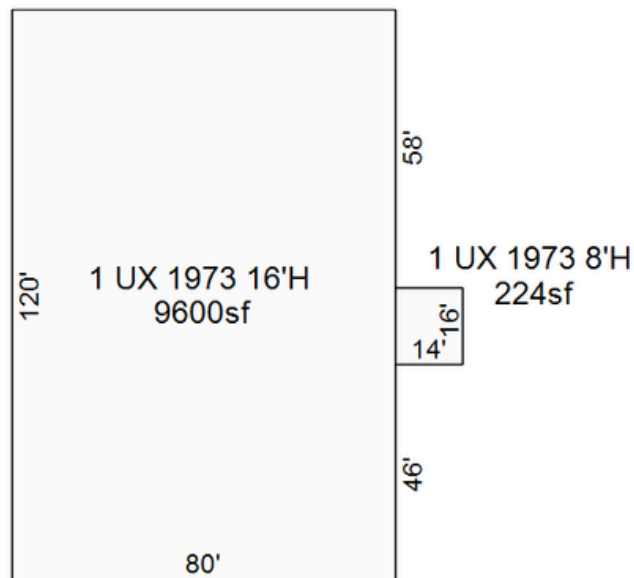
LEASE INFORMATION

Lease Type:	NNN
Terms:	36-60 Months
Tenant Provides:	Taxes, Water/Sewer, Electric, Gas, Phone/Internet. Janitorial, Refuse Collection, Driveway, Sidewalks & Parking Lot repairs and Maintenance, Insurance, Nonstructural repairs and maintenance, Mechanical systems repairs and maintenance, Mechanical systems replacement
Landlord Provides:	Assessments, Insurance, Snow/Lawn care, Structural and Roof Repairs/Replacement
Renewal Option:	Yes
Date Available:	1/1/2027

AVAILABLE SPACE FOR LEASE

SUITE	SF	WAREHOUSE SF	OFFICE SF	DOCKS / DOORS	RATE PSF/Y	MONTHLY BASE RENT	CAM MONTHLY (\$2.20 SF/YR)	TOTAL MONTHLY RENT
ALL	9,824	8,824	1,000	2 / 0	\$11.00	\$9,005.33	\$1,801.07	\$10,806.40

Warehouse - Storage 'C' 9824sf



 **463 44TH STREET SE**
WYOMING, MI 49548

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PROPERTY PHOTOS

FOR LEASE
INDUSTRIAL

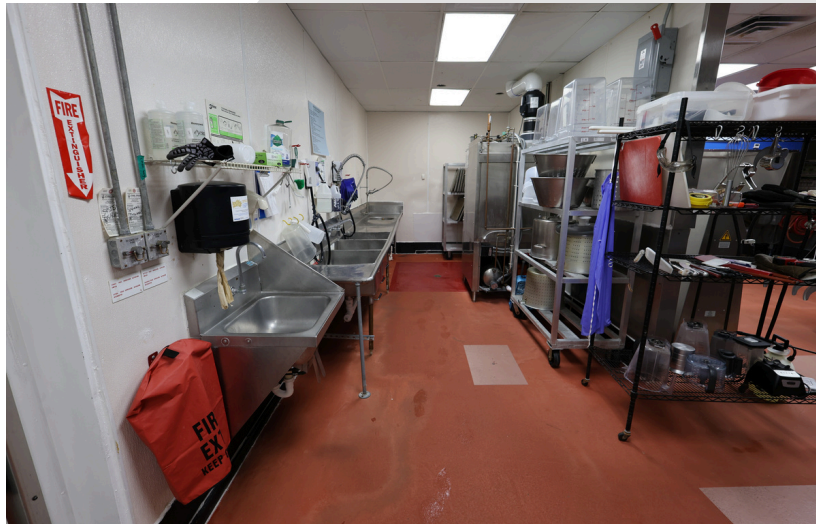


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PROPERTY PHOTOS

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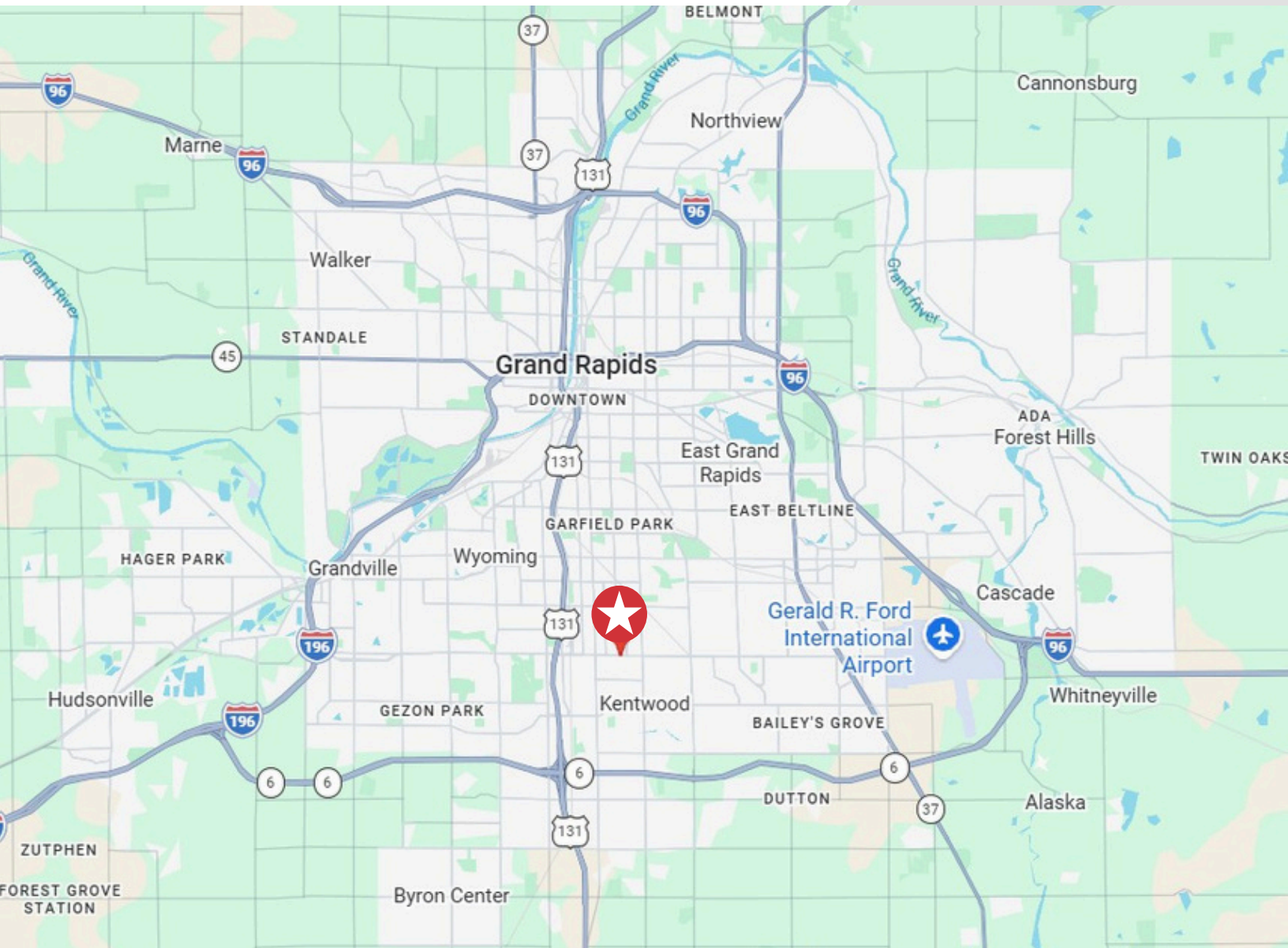


 **463 44TH STREET SE**
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LOCATION MAP

FOR LEASE
INDUSTRIAL



PROXIMITY

US 131	1.6 miles
I 96	7.7 miles
I - 196	6.4 miles
Gerald R. Ford International Airport	5.5 miles
M6	3.9 miles

 **463 44TH STREET SE**
WYOMING, MI 49548

NAI Wisinski of
West Michigan

LOCATION OVERVIEW

WYOMING

Wyoming is one of West Michigan's largest communities and a major commercial and employment center within the Grand Rapids metropolitan area. The city benefits from convenient access to US-131, I-196 and M-6, providing strong connectivity throughout the region.

Wyoming is home to established industrial corridors, major employers, retail centers and a diverse mix of businesses.

With a strong manufacturing base, extensive commercial development and key transportation routes, Wyoming remains an important location for businesses serving West Michigan and beyond.



United States®
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**#2 LARGEST CITY IN
WEST MICHIGAN**



**HOME TO UNIVERSITY
OF MICHIGAN
HEALTH-WEST**



**MAJOR INDUSTRIAL
BASE**



**#3 MOST DIVERSE
SUBURB IN THE GRAND
RAPIDS AREA**



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