

SALE/LEASE



INDUSTRIAL

1161 58TH STREET SOUTHWEST



1161 58TH STREET SOUTHWEST, WYOMING, MI 49509

#### PROPERTY OVERVIEW

20,000 SF Industrial building on 2.267 acres just east of Clyde Park Ave SW. Zoned Industrial (I-3). This property is suited for a variety of uses. Building is equipped with 1, Truck Dock, 12'-15' Ceilings, 480V, 400 AMPS of 3 phase power and a backup generator. Includes 17,000 Sf of office build out and 3,000 Sf of Industrial. Full climate controlled building.

#### PROPERTY HIGHLIGHTS

- 20,000 SF or Two 10,000 Sf Suites
- 17,000 SF Office
- 3,000 SF Industrial
- 480V, 400 AMPS, 3-Phase Power
- 2.267 Acres with 118 parking spaces
- 1 Truck Dock

#### SALE PRICE

\$1,850,000

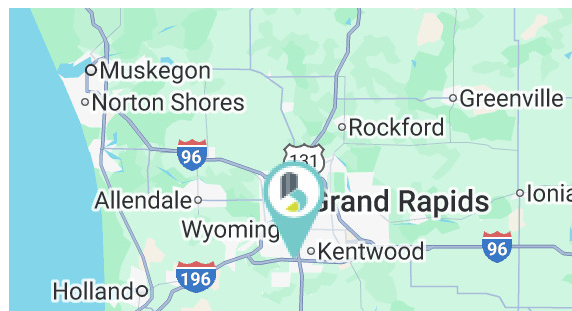
#### LEASE RATE

\$7.25 - \$7.50 SF/YR  
(NNN)

Available SF: 10,000 - 20,000 SF

Lot Size: 2.26 Acres

Building Size: 20,000 SF



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## LOCATION INFORMATION

Street Address	1161 58th Street Southwest
City, State, Zip	Wyoming, MI 49509
County	Kent
Tax Authority	Kentwood
2024 Summer Taxes	\$34,319.43
2024 Winter Taxes	\$1,874.43
2024 Total Taxes	\$36,193.86

## BUILDING INFORMATION

Building Size	20,000 SF
Number of Floors	1
Year Built	1996
# of Grade Level Doors	0
Ceiling Heights	12'-15'
Power	Phase 3
Docks	1
Office SF	17,000 SF
Industrial SF	3,000 SF
Sprinklers	No
Expandable	Yes
Concrete Thickness	6'
Lighting	Fluorescent
Generator	Yes

## PROPERTY INFORMATION

Property Type	Industrial
Zoning	I3, Industrial
Lot Size	2.27 Acres
	0.16 Acres
APN #	17-35-401-008
Parking	118 Spaces

## UTILITIES &amp; AMENITIES

Electric	Consumers
Natural Gas	DTE Energy
HVAC	Yes
Heat	Yes
Air Conditioning	Yes
Volts	480 V
Phase	3
AMPS	400

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## SALE INFORMATION

Price	\$1,850,000
Price Per SF	\$92.50

## LEASE INFORMATION

Rate	\$7.25/SF-\$7.50/SF
Type	NNN
Term	60-120 months
Possession	Immediate
Estimated NNN Expenses	\$2.50/SF



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# BUILDING LAYOUT

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This FlōPlan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole.  
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FlōPlan

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# EXTERIOR PHOTOS

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# EQUIPMENT STORAGE MAP

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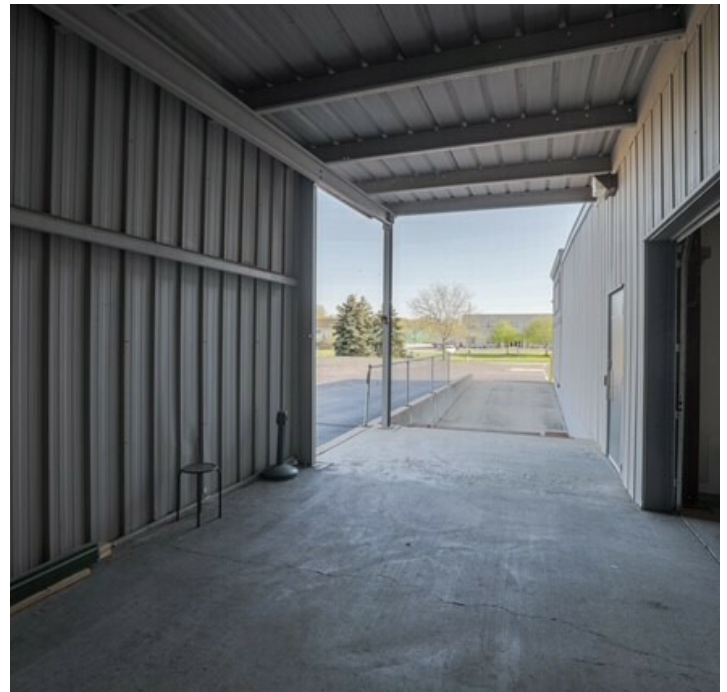
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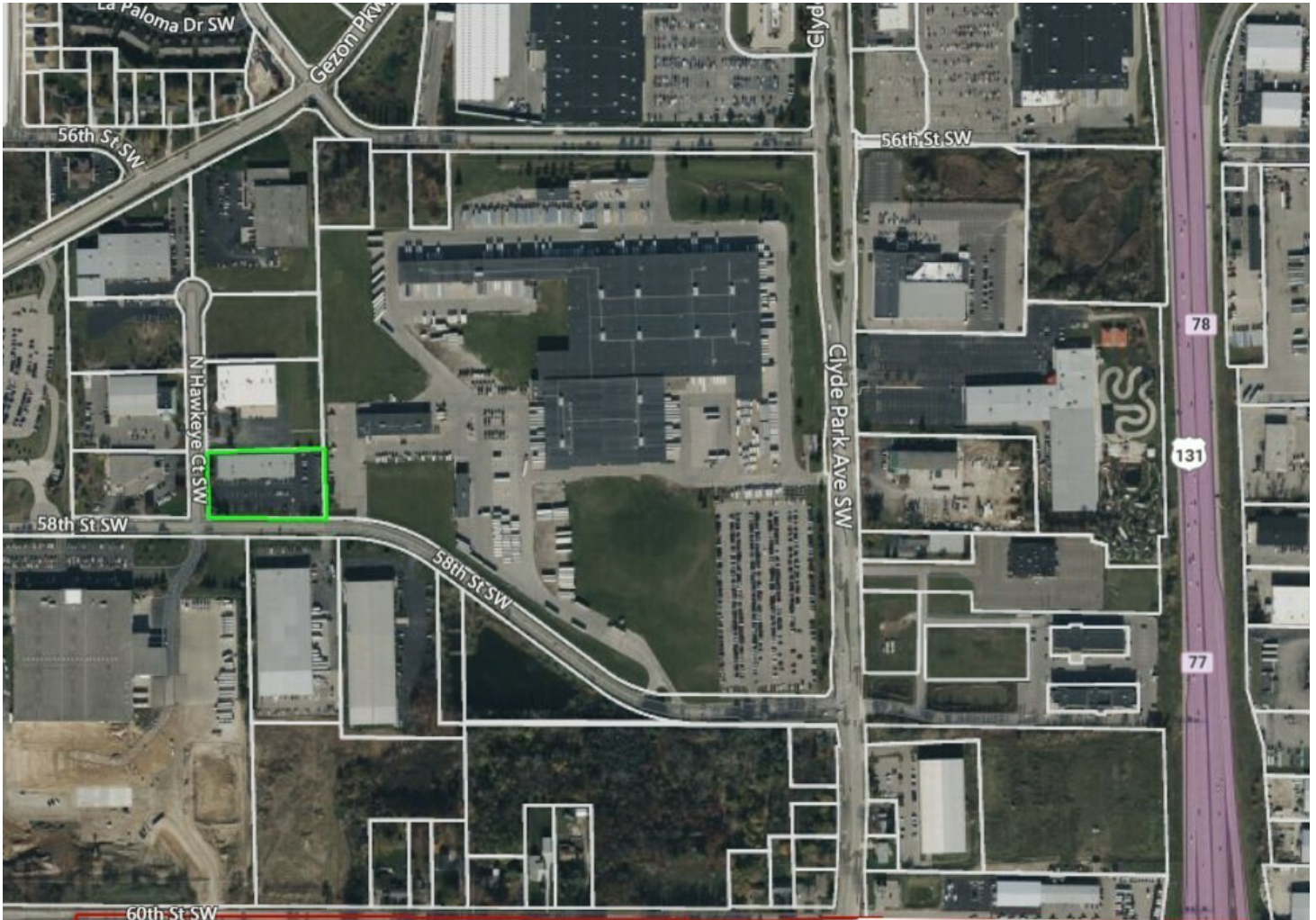




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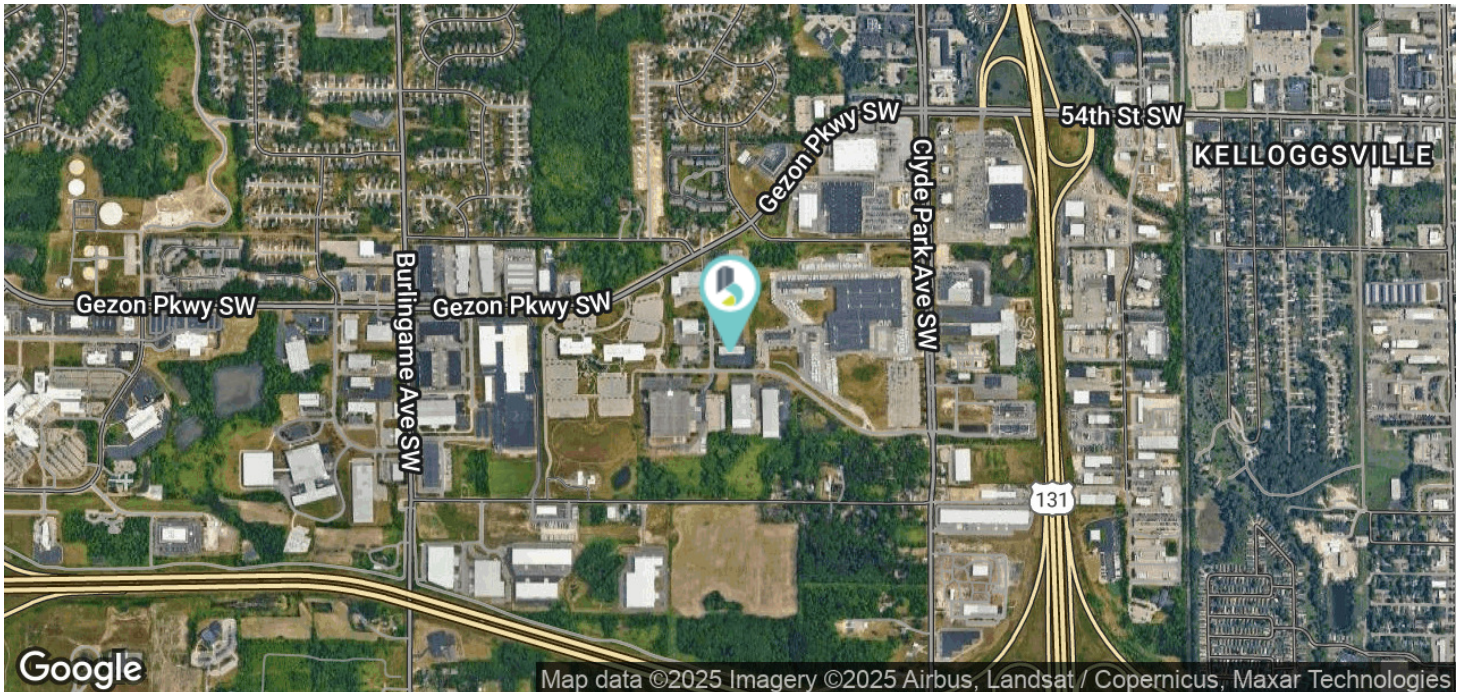
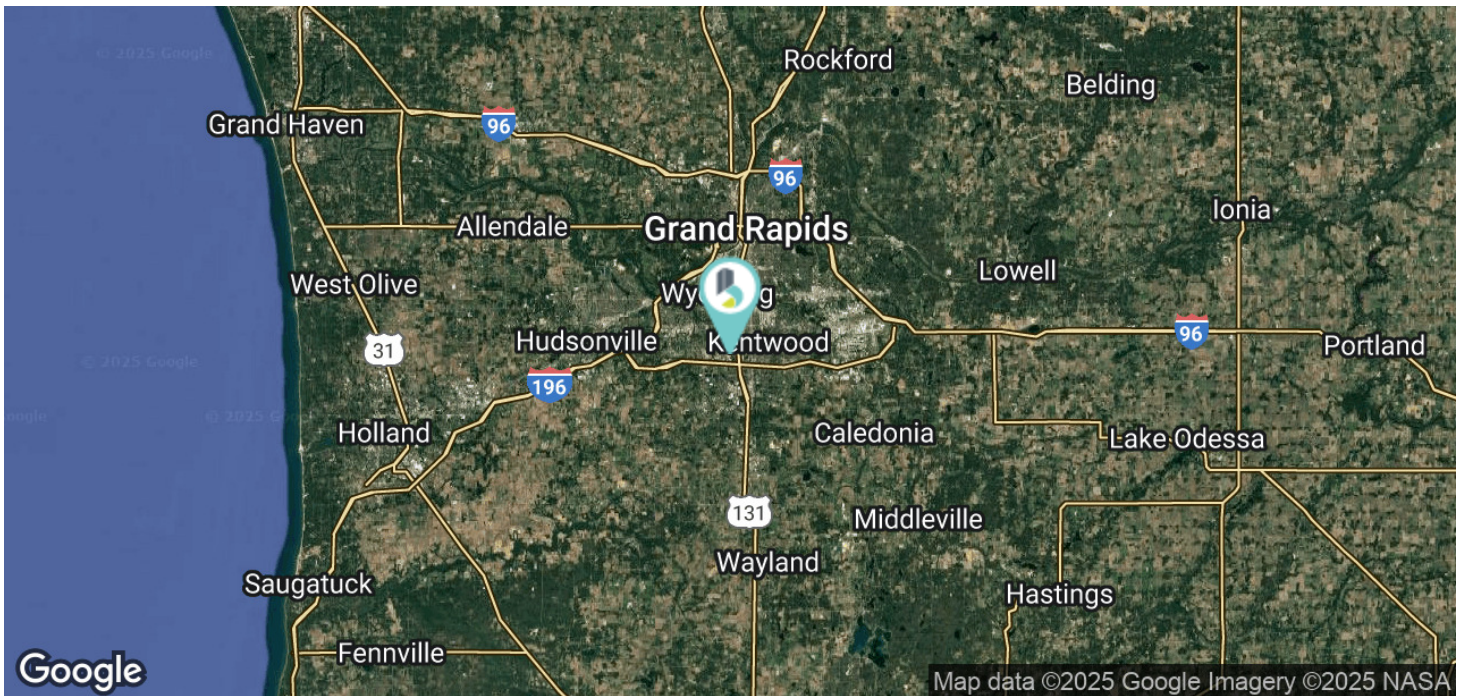




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