746 & 760
36th St SE
Wyoming, MI 49548

ADVANTAGE
COMMERCIAL REAL ESTATE



20,000 Square Feet

$2,500,000 Sale Price

$8.00-8.95 Lease Rate/SF

FOR SALE OR LEASE

Multi-tenant industrial building for sale or lease near US-131 in Wyoming. This two tenant building is an ideal scenario for an owner to utilize a portion of the building and lease out the other side. The property is over an acre and features 40 parking spaces which is a rare find in today's market. The larger suite along the north side of the building with frontage on 36th Street SE is 15,546 SF and features 1,752 SF of office space with several private offices, restroom, reception, and break area. The warehouse is 13,704 SF and features 18' clear heights, 400 amps of 480v-3/phase power, two (2) docks, and one (1) drive-in door. The smaller suite on the south side of the building is 4,544 SF and features 3,010 SF of office with private offices, conference rooms, restrooms, break area and reception. The industrial portion of the suite is 1,534 SF with one (1) dock, one (1) drive-in door and 18' clear heights. The parking lot was repaved in 2022 and in great condition.

3333 Deposit Drive NE, Suite 100 | Grand Rapids, MI 49546
www.AdvantageCRE.com | 616 327 2800

CONTACT

JOHN KUIPER SIOR, CCIM
direct 616 327 2612
mobile 616 901 3500
John.Kuiper@AdvantageCRE.com

LANE WELLS
direct 616 327 2623
mobile 269 240 0438
Lane.Wells@AdvantageCRE.com

746 & 760
36th St SE
Wyoming, MI 49548



BUILDING SNAPSHOT

20,000 SF
Total Building

1.28
Acres

1985
Year Built

18'
Clear Height

400
Amps

I1
Zoning

BUILDING SPECIFICATIONS

Total Building	20,000 SF
Acreage	1.28 Acres
Parcel Numbers	41-18-19-227-029 & 41-18-19-227-048
Year Built	1985
Year Renovated	2025
Railroad Siding	No
Construction	Block & Steel
Roof	Standing Seam
Column Spacing	25'x50'
Ceiling Height	20'
Clear Height	18'
Fire Suppression	Yes
Security System	Yes
Heating	Forced Air

Air Conditioning	Office Only
Lighting	LED & Fluorescent
Driveway Surface	Asphalt
Parking Spaces	40
Expandable	No
Outside Storage	No
Zoning	I1, Industrial
Taxing Authority	City of Wyoming
Gas	DTE Energy
Telephone	Multiple Providers
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Municipal

WAREHOUSE INFORMATION

Warehouse/Manufacturing Area	15,238 SF
Ceiling Height	20'
Clear Height	18'
Floor Drains	Yes
Air Lines	No
Power (Amps | Volts)	400 Amps | 480v/3-Phase
Heating	Forced Air
Air Conditioning	No
Shop Office	Yes
Breakroom/Kitchen	Yes
Restrooms	2

OFFICE INFORMATION

Office Area	4,762 SF
Ceiling Height	9'
Private Offices	Yes
Conference Room(s)	Yes
Telcom Room	No
Breakroom/Kitchen	Yes
Restrooms	Yes

746 & 760
36th St SE
Wyoming, MI 49548



SALE SNAPSHOT

20,000 SF
Building

$2,500,000
Sale Price

$125.00/SF
Sale Price

LEASE SNAPSHOT

Up to
20,000 SF
For Lease

$8.00-$8.95
Lease Rate/SF

NNN
Lease Type

SALE INFORMATION

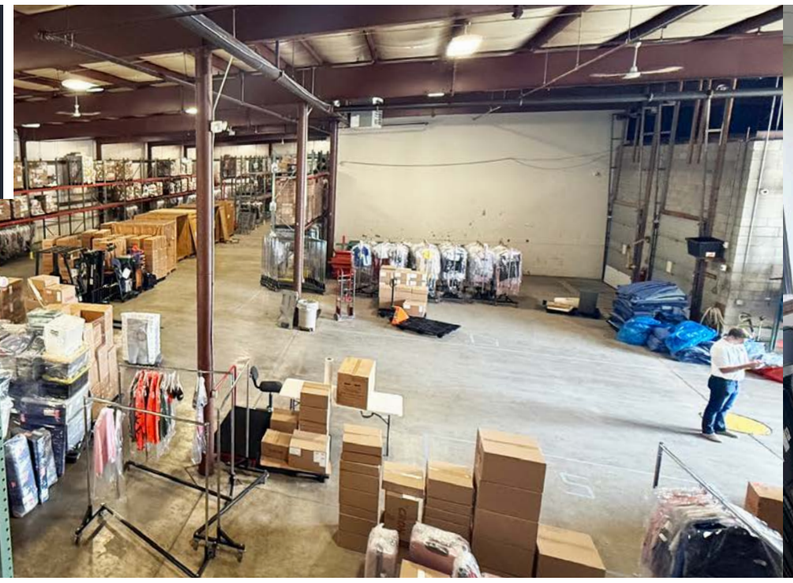
Building Size	20,000 SF
Sale Price	$2,500,000
Sale Price/SF	$125.00/SF
Possession	At Close
State Equalized Value (2026)	$742,900
Assessed Value (2026)	$742,900
Taxable Value (2026)	$742,900
Real Estate Taxes	$38,589.77
Summer 2026	$32,089.00
Winter 2025	$6,500.77

LEASE INFORMATION

Available Suite	Suite A	Suite B	Entire Building
Available Area	15,456 SF	4,544 SF	20,000 SF
Office SF	1,752 SF	3,010 SF	4,762 SF
Dock(s) | Door(s)	2 | 1	1 | 1	3 | 2
Ceiling Height | Clear Height	20′ | 18′	20′ | 18′	20′ | 18′
Lease Rate/SF	$8.25	$8.95	$8.00
Lease Rate/Month	$10,626.00	$3,389.07	$13,333.33
Estimated NNN Expenses/SF	$3.50	$3.50	$3.50
Total Rent/Month	$15,134.00	$4,714.40	$19,166.67
Date Available	1/1/2027	1/1/2027	1/1/2027
Lease Type			NNN
Lease Term			36-120 months
Lessor Pays			Roof and Structural
Lessee Pays	All expenses including but not limited to: utilities, refuse and snow removal, taxes and insurance, mechanical systems and building/grounds maintenance.		

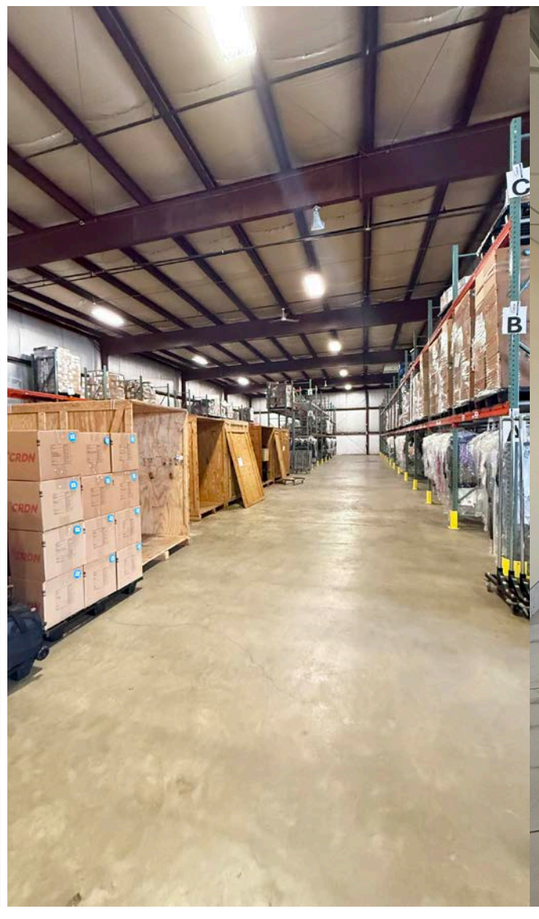
746 & 760
36th St SE
Wyoming, MI 49548













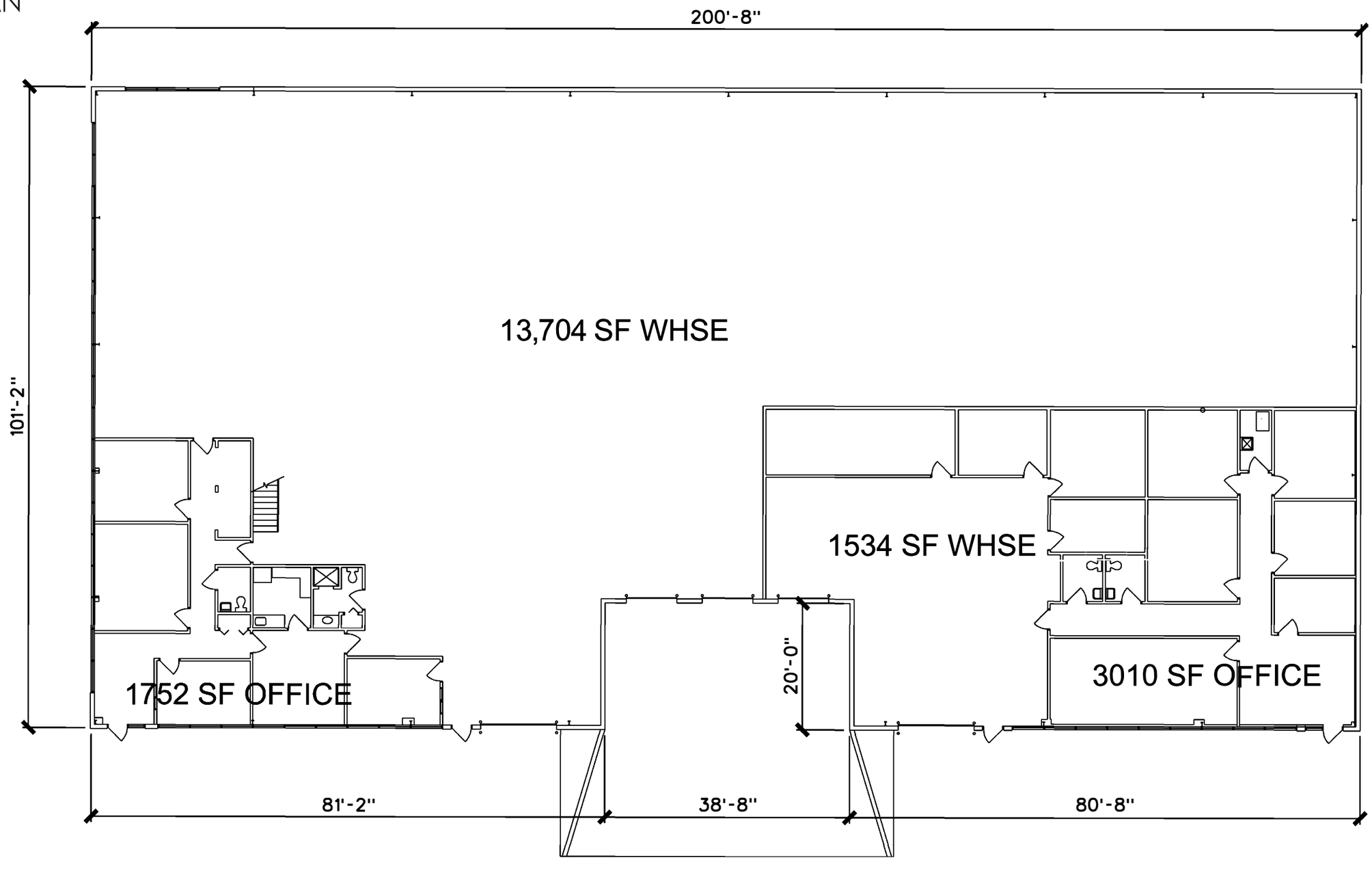




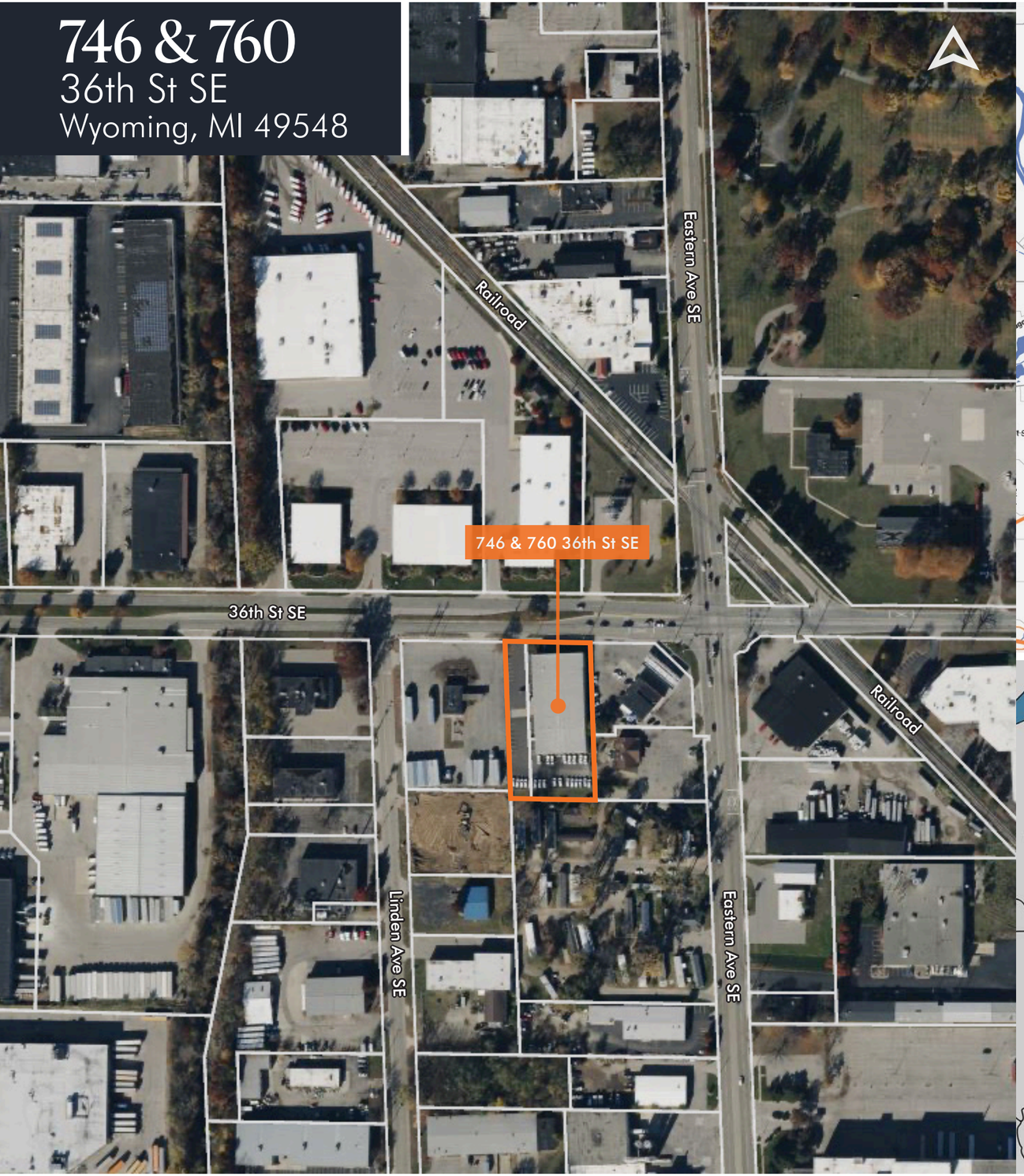


746 & 760
36th St SE
Wyoming, MI 49548

FLOOR PLAN



746 & 760
36th St SE
Wyoming, MI 49548







PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	6 miles
Gerald R. Ford International Airport	6 miles
Lansing	65 miles
Detroit	154 miles
Chicago	179 miles
Indianapolis	265 miles



746 & 760
36th St SE
Wyoming, MI 49548



JOHN KUIPER SIOR, CCIM
direct 616 327 2612
mobile 616 901 3500
John.Kuiper@AdvantageCRE.com



LANE WELLS
direct 616 327 2623
mobile 269 240 0438
Lane.Wells@AdvantageCRE.com

ADVANTAGE
COMMERCIAL REAL ESTATE

3333 Deposit Drive NE, Suite 100
Grand Rapids, MI 49546
www.AdvantageCRE.com
616 327 2800

Advantage Commercial Real Estate has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to error, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

Updated 11/3/2026