

FOR LEASE

8213 Neptune Drive

Kalamazoo, MI 49009



www.AdvantageCRE.com



CONTACT

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

TRENT WIERINGA SIOR
direct 616 327 2618
mobile 616 481 3868
Trent.Wieringa@AdvantageCRE.com



FOR LEASE INDUSTRIAL BUILDING

20,625 SF of excellent distribution space available for lease at 8213 Neptune Drive in Kalamazoo, Michigan. Located directly off US-131 north of Kalamazoo this location provides tenants immediate access to the entire Southwest Michigan and greater Grand Rapids Market. The 1,828 SF office portion features a conference room, several private offices, reception, kitchen, break area and restrooms. The warehouse space is 18,797 SF and features access to two (2) docks with levelers, one (1) 12' x 14' drive-in doors, 200 amps of power, 17' clear heights, LED lighting and a mezzanine not included in the rentable square footage. The building features ample parking and the east portion of the parking lot could be used for outside storage if the tenant desires. The space is available for lease October 1st, 2024.

20,625
SQUARE FEET

\$9,883
LEASE RATE/MONTH

\$5.75
LEASE RATE/SF NNN



LEASE INFORMATION

Available Area	20,625 SF
Lease Rate/SF	\$5.75
Lease Rate/Month	\$9,882.82
NNN Expenses/SF	\$2.39
Total Rent/Month	\$13,990.62
Dock(s) Door(s)	1 2
Ceiling Height Clear Height	20' 17'
Date Available	10/1/2024
Lease Type	NNN
Lease Term	60-120 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.

BUILDING SPECIFICATIONS

Total Building	32,575 SF
Available Area	20,625 SF
Warehouse Area	18,797 SF
Office	1,828 SF
Mezzanine	1,828 SF (not included in SF)
Acreage	3.22 acres
Parcel Number	01-13-476-020
Year Built	2003
Levels	1
Elevator(s)	No
Railroad Siding	No
Construction	Steel and metal siding
Roof	Sloped
Column Spacing	25' x 50'
Ceiling Height	20'
Clear Height	17'
Fire Suppression	No
Security System	Per tenant
Heating	Gas
Air Conditioning	In office
Lighting	LED
Back-up Generator	No
Driveway Surface	Asphalt
Parking Spaces	Ample along east side of property
Expandable	No
Outside Storage	Yes
Present Use	Industrial
Signage	On building
Zoning	I-2, Industrial
Taxing Authority	Alamo Township
Gas	DTE Energy





BUILDING SPECIFICATIONS, cont.

Telephone	Multiple Providers
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Alamo Township

WAREHOUSE/MANUFACTURING INFORMATION

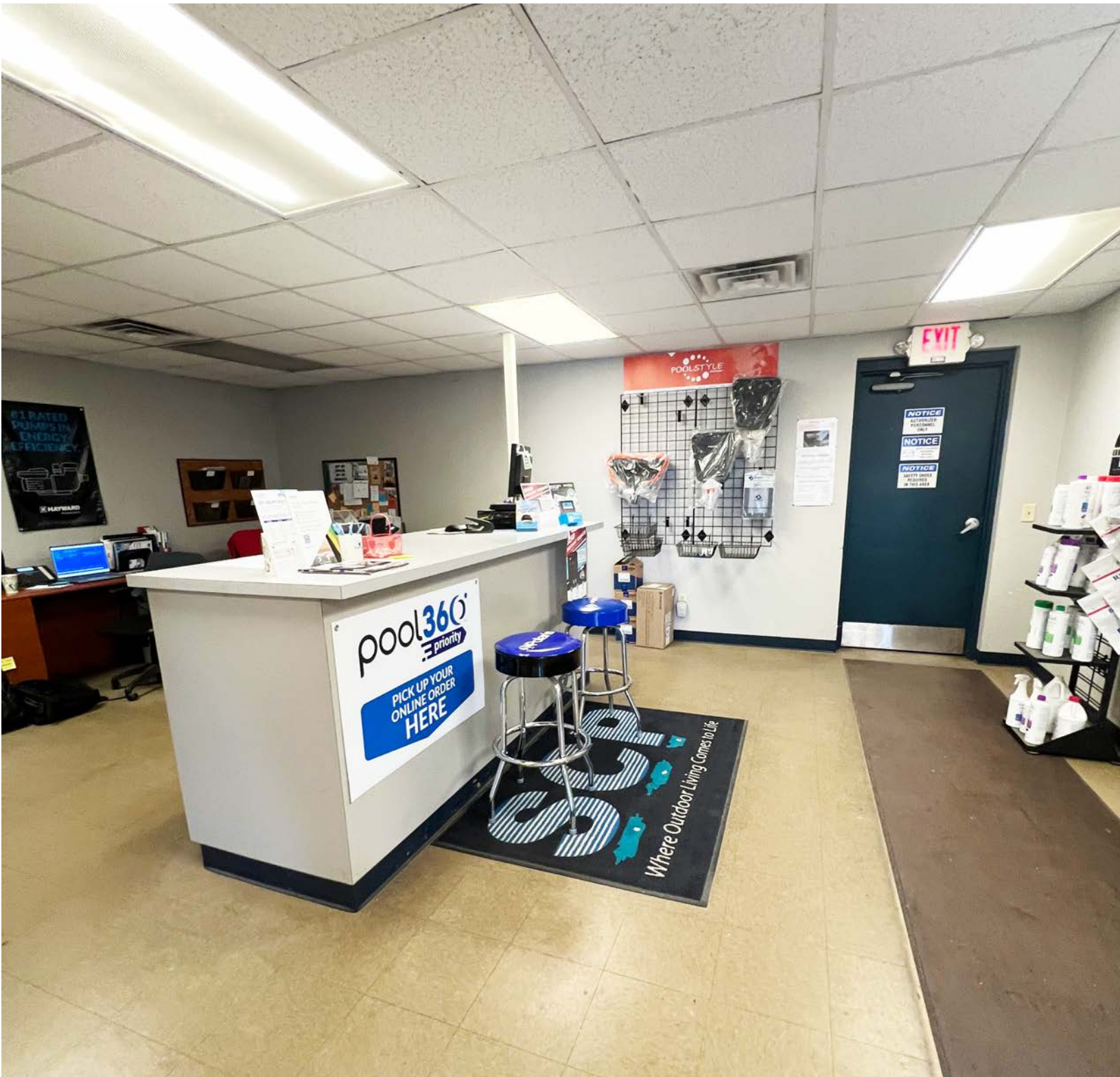
Warehouse/Manufacturing Area	18,797 SF
Ceiling Height	20'
Clear Height	17'
Floor Drains	No
Air Lines	No
Power (Amps Volts)	200 Amps 480v/3-Phase
Docks	2
Doors	1
Heating	Hanging units
Air Conditioning	No
Shop Office	Yes
Breakroom/Kitchen	No
Restrooms	Yes

OFFICE/FLEX SPACE INFORMATION

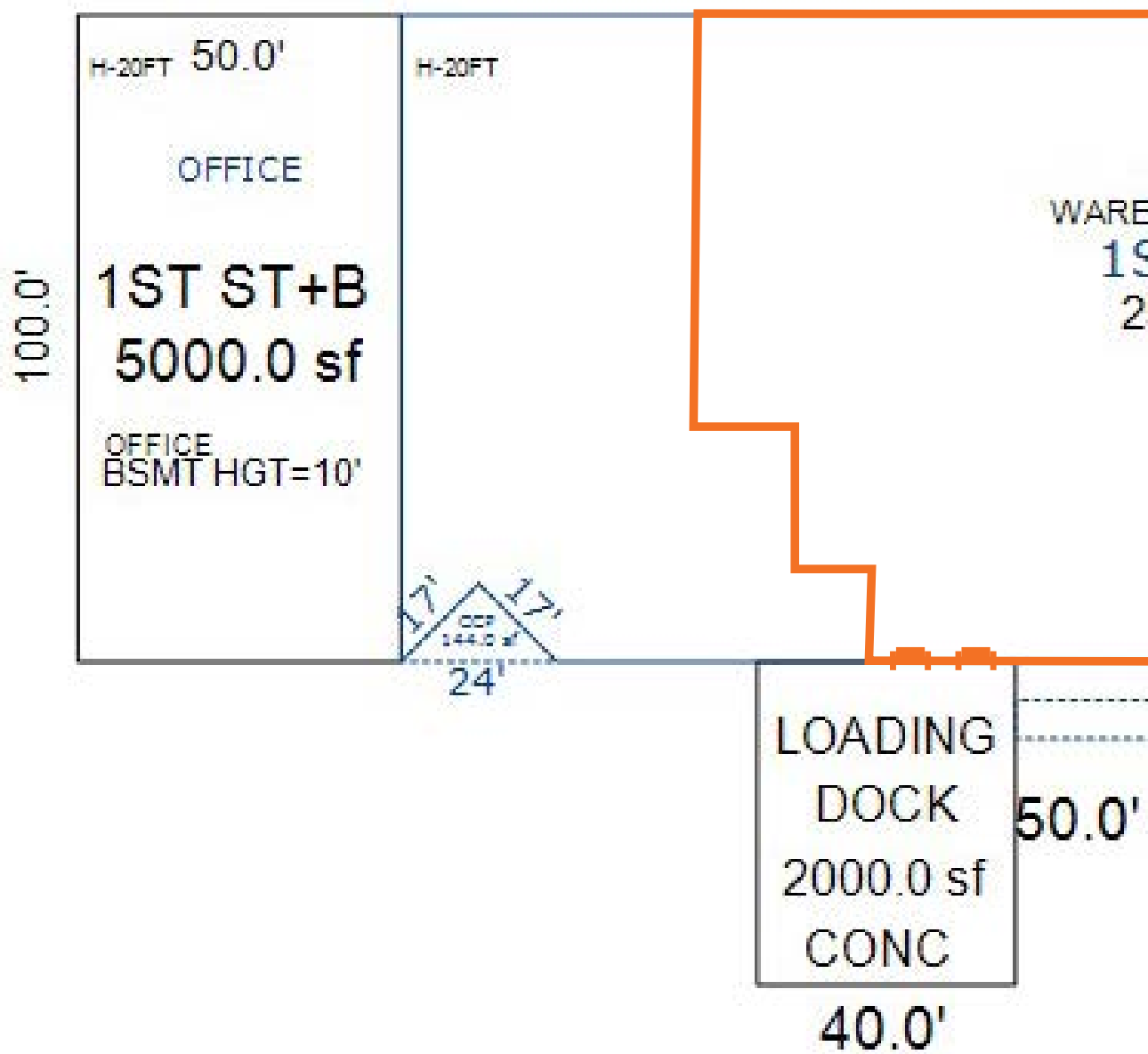
Office Area	1,828 SF
Ceiling Height	9'
Private Offices	2
Conference Room(s)	Yes
Heating	Forced air
Fire Suppression	No
Lighting	LED
Communication Equipment	Yes
Telcom Room	No
Breakroom/Kitchen	Yes
Restrooms	Yes

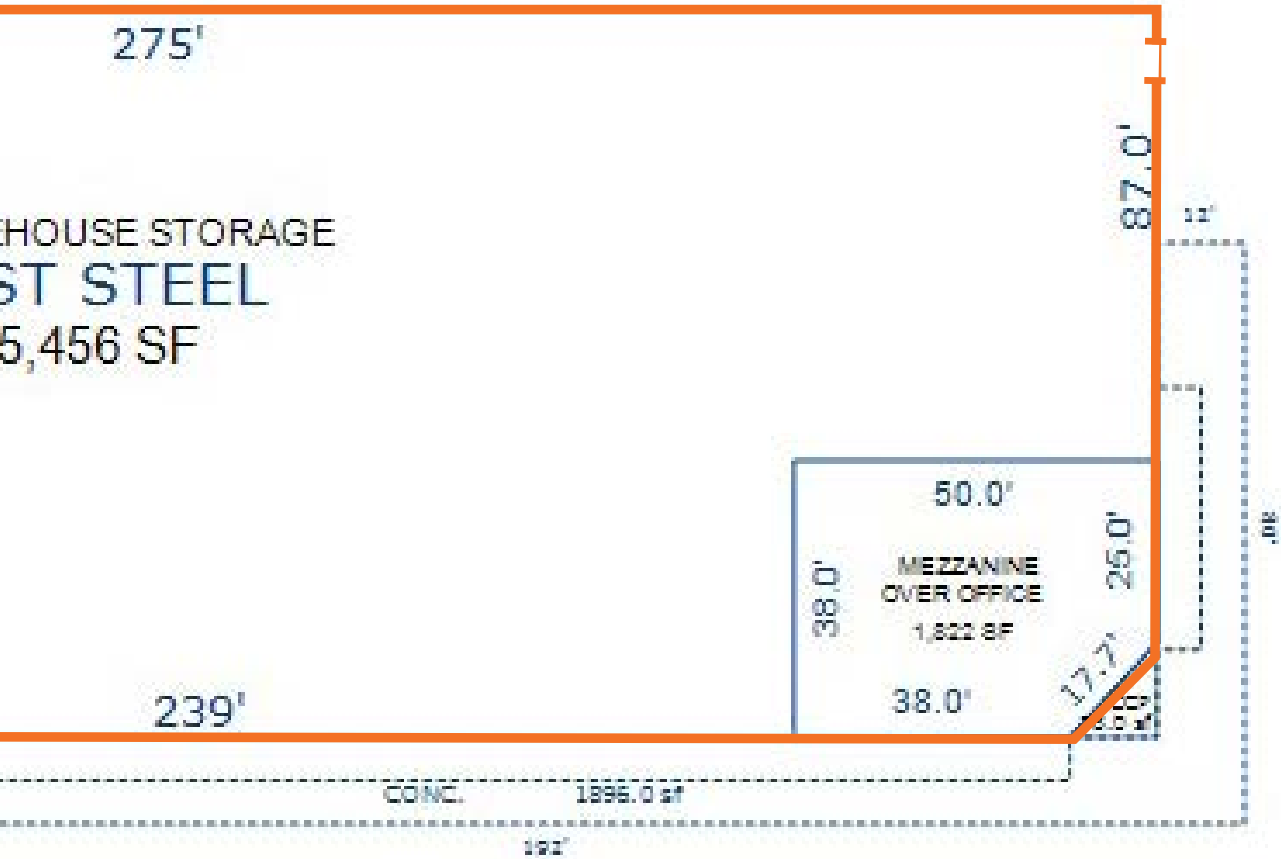
BUILDING PHOTOS





FLOOR PLAN





PROPERTY AERIAL





PROPERTY LOCATION

PROXIMITY TO

Gerald R Ford International Airport	43.5 miles
Downtown Grand Rapids	41.3 miles
Lansing	88.4 miles
Detroit	153 miles
Chicago	151 miles
Indianapolis	237 miles



3333 Deposit Drive NE, Suite 100, Grand Rapids, MI 49546
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