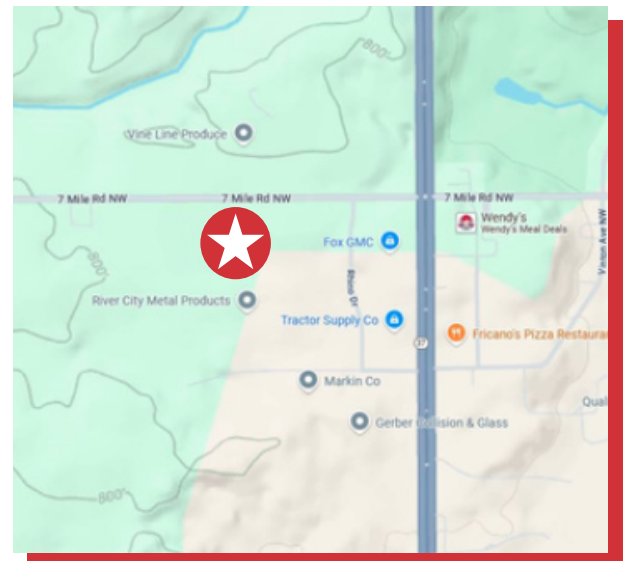




1100 7 MILE RD NW COMSTOCK PARK, MI 49321

- Build to Suit, new construction, with a corporate image on 7 Mile/ Vitality Drive (Alpine Ave and 7 Mile)
- Great Industrial zoned lot with an attractive park like setting
- 32,000 SF with a possibility up to 60,000 SF, 28' ceiling height, 10% office Buildout, 90% warehouse, docks/Doors to be determined
- 10.63 acres available



FOR MORE INFORMATION, CONTACT:

KURT KUNST, SIOR, CCIM

C: 616.292.1720

kurtk@naiwwm.com



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AERIAL MAP

FOR SALE OR LEASE
VACANT LAND/ BUILD TO SUIT



 **1100 7 MILE RD NW**
COMSTOCK PARK, MI 49321

NAI Wisinski of
West Michigan

SALE & LEASE OVERVIEW

FOR SALE OR LEASE
VACANT LAND/ BUILD TO SUIT

SALE INFORMATION

Sale Price:	\$1,000,000.00	
Per Acre:	\$94,073	
Municipality:	Alpine Township	
PPN:	part of 41-09-23-201-002	41-09-23-251-002
Acres:	10	0.63
SEV (2025) total parcel:	\$2,633,000	TBD
Taxable Value (2025) total parcel:	\$1,957,278	TBD
Total Taxes (2024) total parcel:	\$91,724.28	Exempt

AVAILABLE SPACE FOR LEASE

SUITE	SF	RATE PSF/Y	MONTHLY BASE RENT	ESTIMATED CAM MONTHLY (2.64 SF/YR)	TOTAL MONTHLY RENT
BUILD TO SUIT	32,000 SF	\$9.95	\$26,533.33	\$7,066.67	\$33,600.00

LEASE INFORMATION

Lease Type:	NNN
Terms:	120 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:	Upon completion; estimated to be 12 months

 **1100 7 MILE RD NW**
COMSTOCK PARK, MI 49321

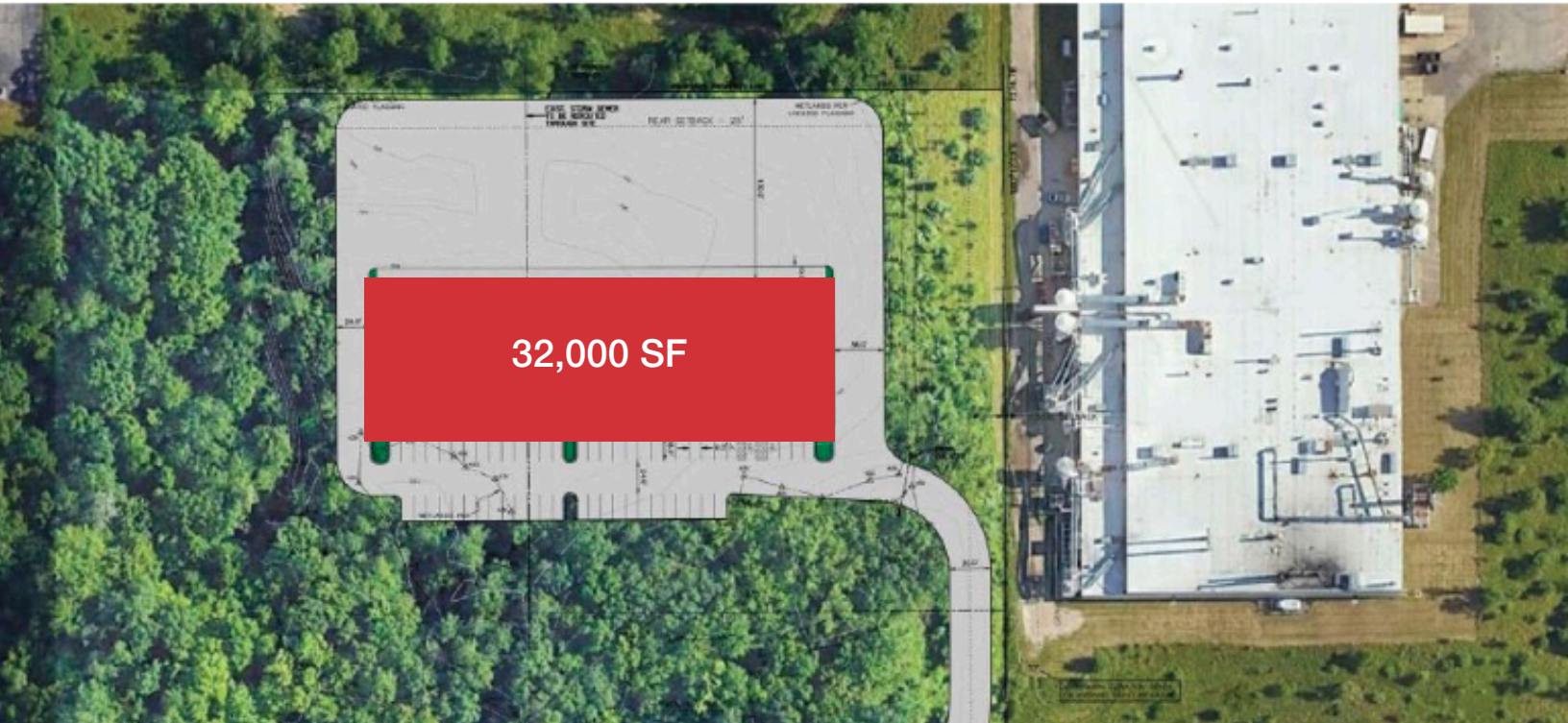
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POSSIBLE SITE PLAN

32,000 SF BUILDING

FOR SALE OR LEASE

VACANT LAND/ BUILD TO SUIT



 **1100 7 MILE RD NW**
COMSTOCK PARK, MI 49321

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POSSIBLE EXTERIOR RENDERING

FOR SALE OR LEASE
VACANT LAND/ BUILD TO SUIT



 **1100 7 MILE RD NW**
COMSTOCK PARK, MI 49321

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PLAT MAP

FOR SALE OR LEASE
VACANT LAND/ BUILD TO SUIT

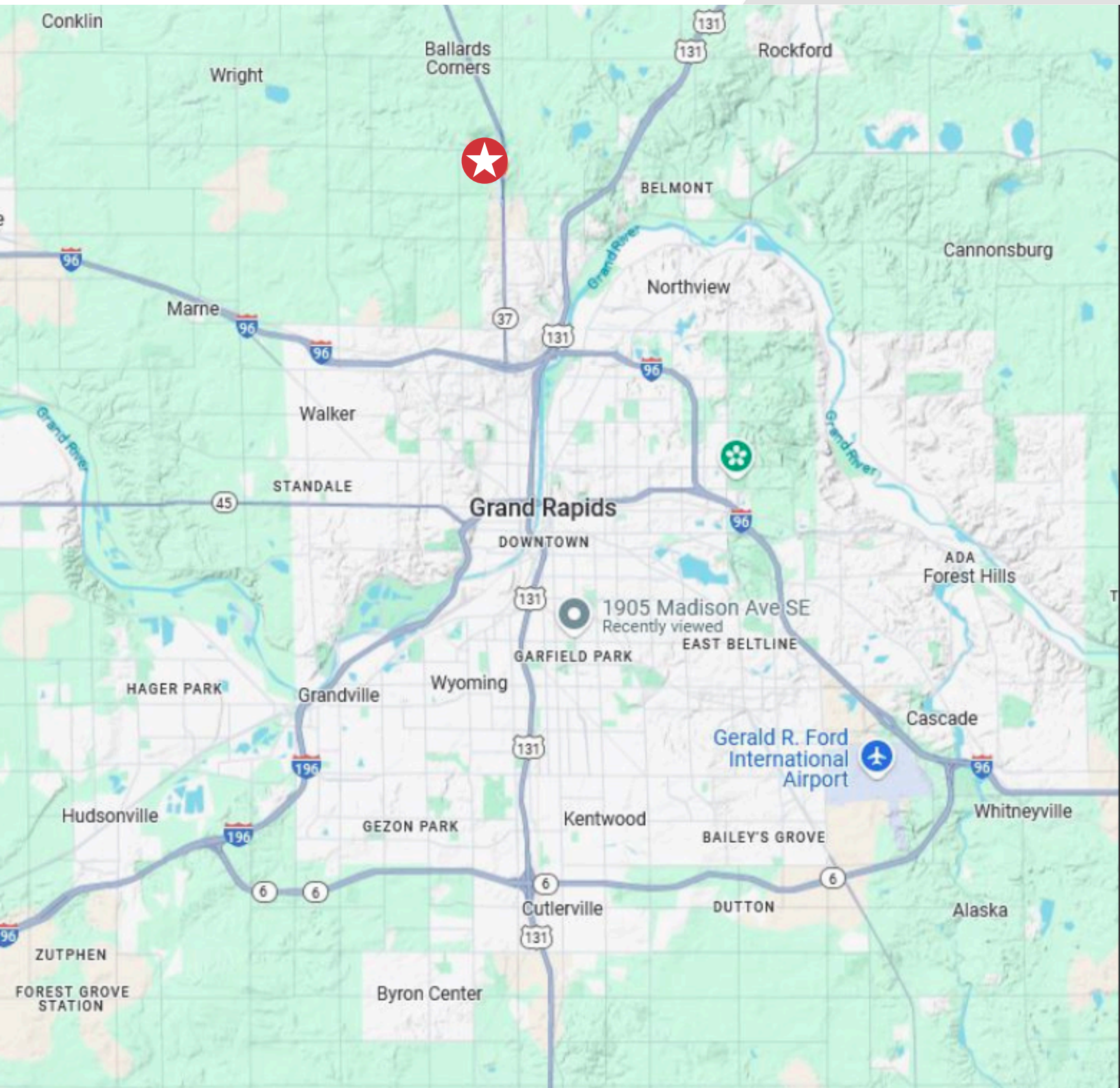


 **1100 7 MILE RD NW**
COMSTOCK PARK, MI 49321

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LOCATION MAP

FOR SALE OR LEASE
VACANT LAND/ BUILD TO SUIT



 **1100 7 MILE RD NW**
COMSTOCK PARK, MI 49321

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DEMOGRAPHICS

FOR SALE OR LEASE
VACANT LAND/ BUILD TO SUIT

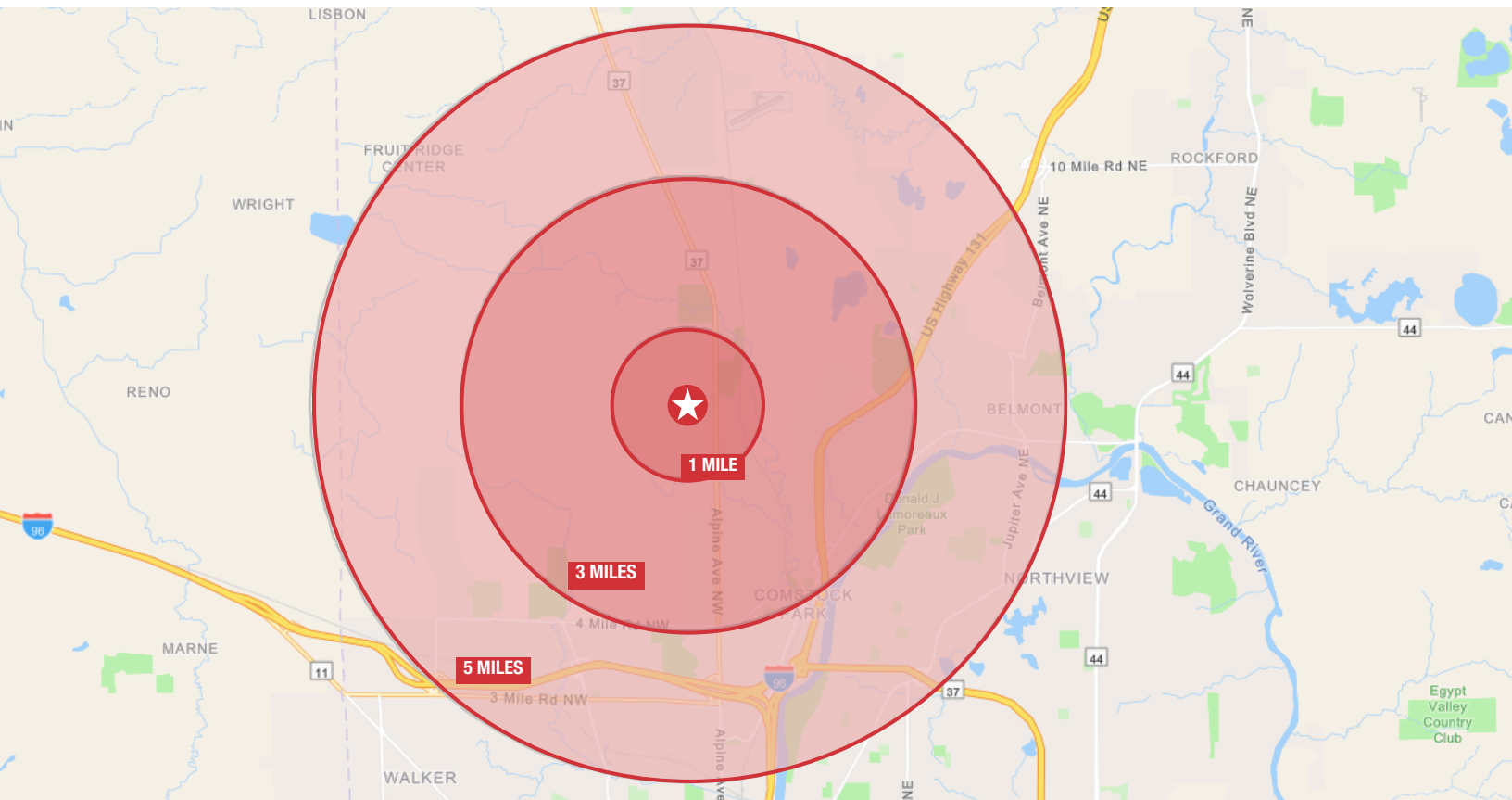
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	582	16,210	52,167
Average Age	42	39	40
HOUSEHOLDS			
Total Households	218	6,704	21,297
# of Persons per Household	2.7	2.4	2.4
HOUSEHOLD INCOME			
Average Household Income	\$91,371	\$89,980	\$97,180
Average House Valuation	\$277,171	\$272,655	\$295,296

52K

POPULATION
(5 MILES)

\$90K

AVERAGE HH INCOME
(3 MILES)



1100 7 MILE RD NW
COMSTOCK PARK, MI 49321

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West Michigan

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.



MidwestLiving

**BEST OF THE
MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

**US CITIES WITH THE
BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

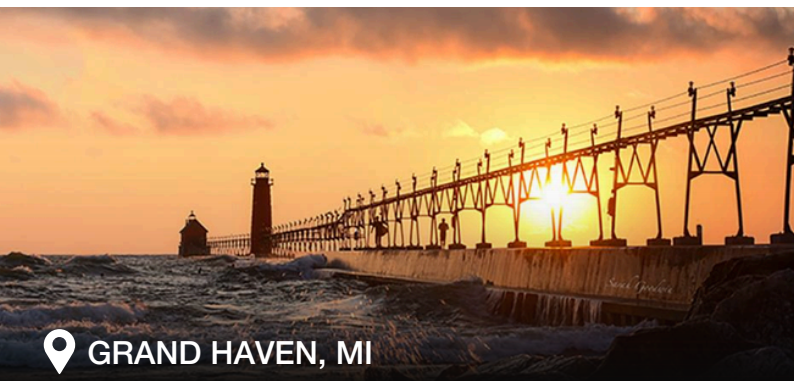
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon



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

Grand Haven



 **GRAND HAVEN, MI**



 **GRAND RAPIDS, MI**



 **HOLLAND, MI**



 **MUSKEGON, MI**



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West Michigan