

3800 EASTERN AVENUE SE
WYOMING, MICHIGAN

INDUSTRIAL FOR SUBLEASE
60,700 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

OFFICE & WAREHOUSE

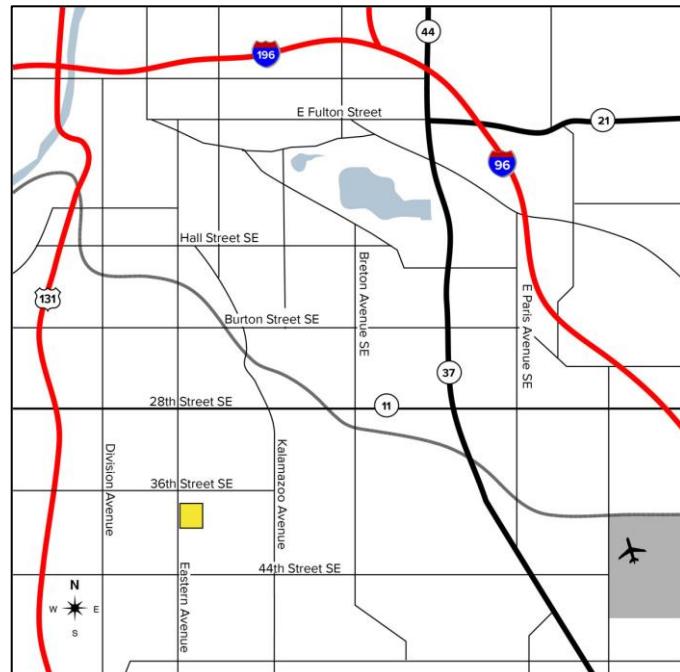


**VIEW
INSIDE**



GENERAL INFORMATION

Building Size:	878,668 total building square feet
Available Space:	60,700 sf
Year Constructed:	1968 / remodeled in 1973
Acreage:	21.9 Acres
Land Dimensions:	Approximately 784' along Eastern Avenue
Closest Cross Street:	Eastern Avenue & 36 th Street SW
Zoning:	I-2
Parking:	Approximately 606 shared spaces / asphalt lot
Highway Access:	Easy highway access to US 131 (1.9 miles)
Lease Rate:	\$4.75/sf NNN (\$24,027/mo)
Estimated NNN Expense:	\$1.25/sf
SubLease Term:	Through 06/30/29



For more information, please contact:

CATHY BOTTEMA

(616) 262 8395

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SIGNATURE ASSOCIATES

1188 East Paris Ave SE, Suite 220

Grand Rapids, MI 49546

www.signatureassociateswm.com

3800 Eastern Avenue SE – Wyoming, Michigan

Industrial Building For Sublease

60,700
Square Feet
AVAILABLE

SUBLEASE SPACE SPECIFICATIONS

Office Space Available:	10,700
Shop Space Available:	50,000
Exterior Walls:	Block/steel
Structural System:	Block/steel
# of Stories:	1
Roof:	Rolled
Floors:	Concrete
Ceiling Height:	22'
Heating:	Gas forced air
Air Conditioning:	Office only
Power:	Heavy
Security System:	Yes
Restrooms:	2
Overhead Door:	TBD
Truck/Dock:	3 Interior 2 Exterior
Fire Suppression:	Yes
Rail:	No
Cranes:	None
Signage:	Per municipality



DISTANCES

DESTINATION	DISTANCE (MILES)
Chicago, IL	179
Cleveland, OH	297
Columbus, OH	321
Detroit, MI	154
Indianapolis, IN	290



2021 REAL ESTATE TAXES

Parcel:	41-18-20-151-046
Summer Taxes:	\$71,787.11
Winter Taxes:	\$25,065.40
Total Taxes:	\$96,852.51

UTILITIES

Electric:	Consumers Energy
Gas:	DTE Energy
Water:	City of Wyoming
Sanitary Sewer:	City of Wyoming
Storm Sewer:	City of Wyoming
Internet:	Comcast

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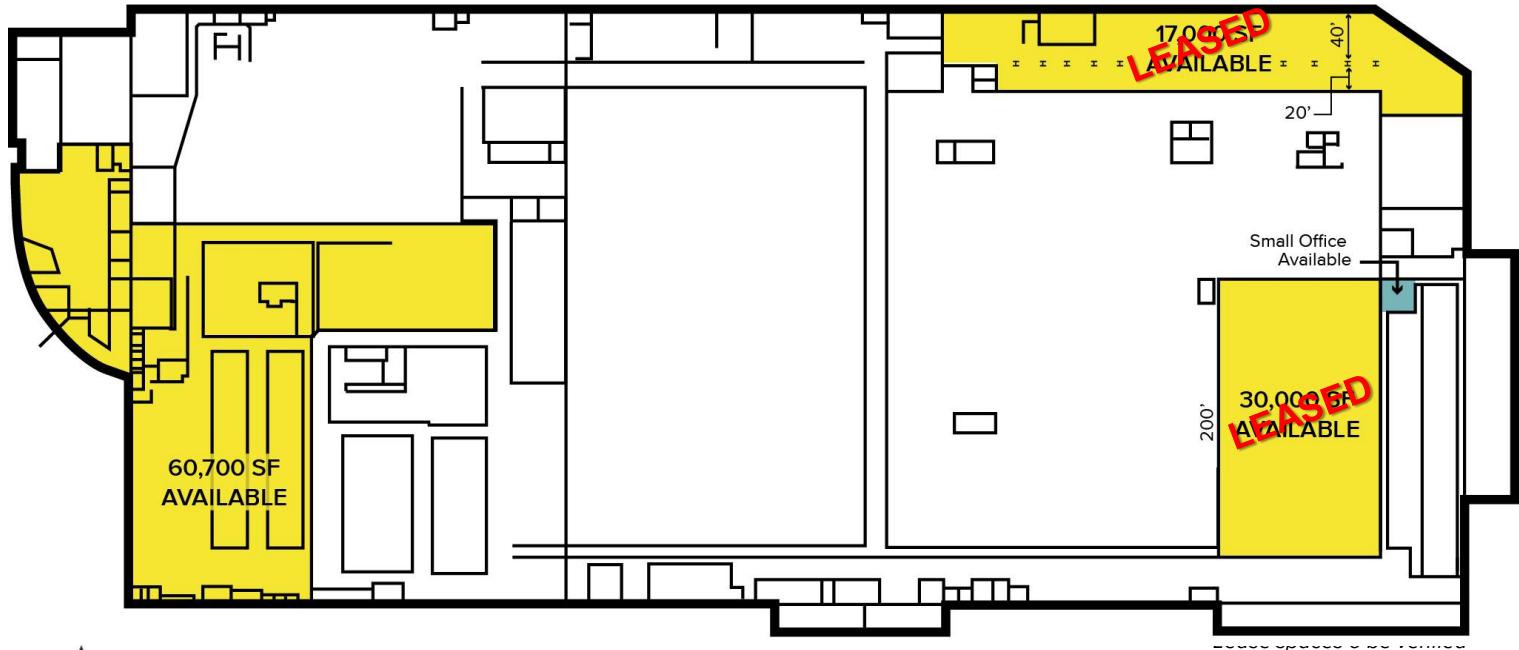
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Floor Plan



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Interior Photos | Suite C - Office

10,700 SF / 5 Offices / 2 Conference Rooms / Reception Area / Kitchen / Restrooms for Men & Women



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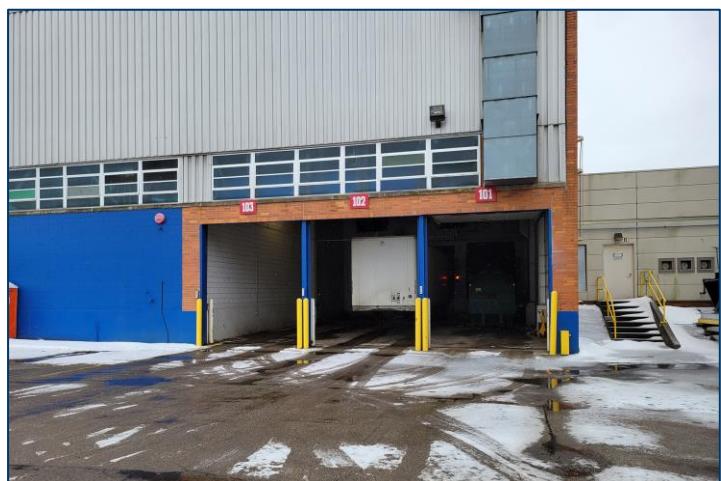
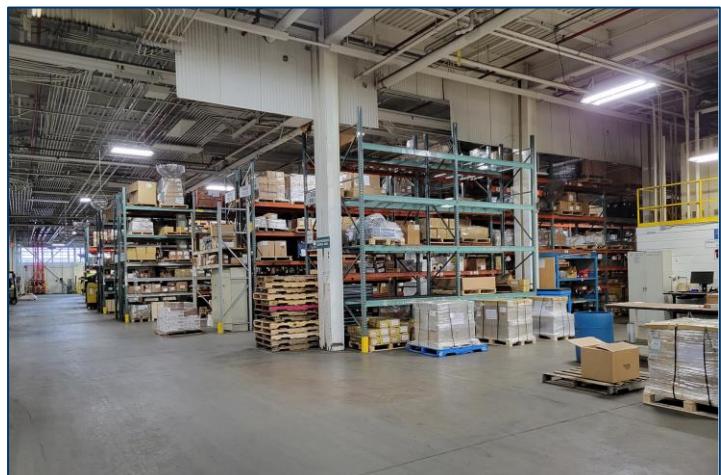
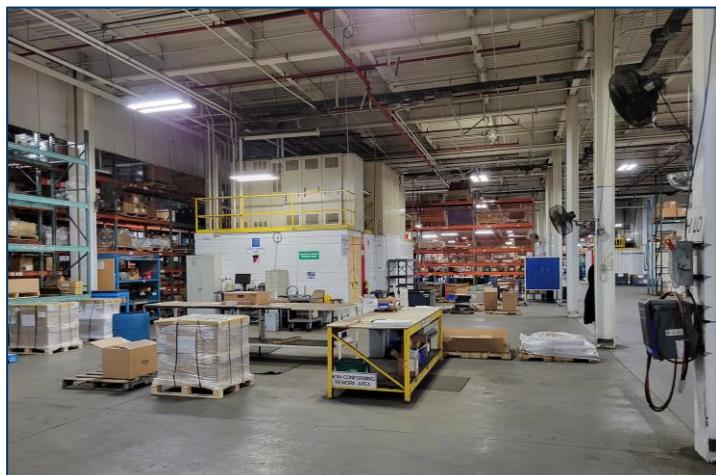
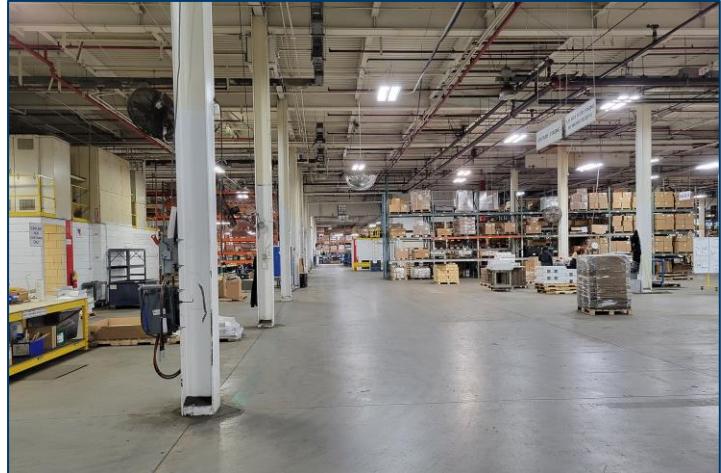
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Interior Photos | Suite C - Warehouse

50,000 SF / Shared Loading Docks / 22' Ceilings / Heavy Power



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Aerial



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