

3729 LINDEN AVENUE SE
WYOMING, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE
2,100 – 8,550 Square Feet Available



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WAREHOUSE



PROPERTY FEATURES

- 8,550 total building square feet
- 2,100-4,950 square foot suite available for lease
- Five (5) 10' x 12' Overhead doors
- Built in 1961; remodeled in 2020
- 15' ceiling height
- Security system in place
- Zoned I-1
- Sale Price: \$1,154,250
- Lease Rate: ~~\$17.00/sf~~ \$8.50/sf NNN

Comments: Excellent owner / user opportunity to own real estate or for generating income. With the current rental in place, an owner can own over 8,000 SF of industrial space for less than a lease rental payment. Three-phase service located just outside the property. Roofs are less than 8 years old. See agent for rent roll/expenses.



For more information, please contact:

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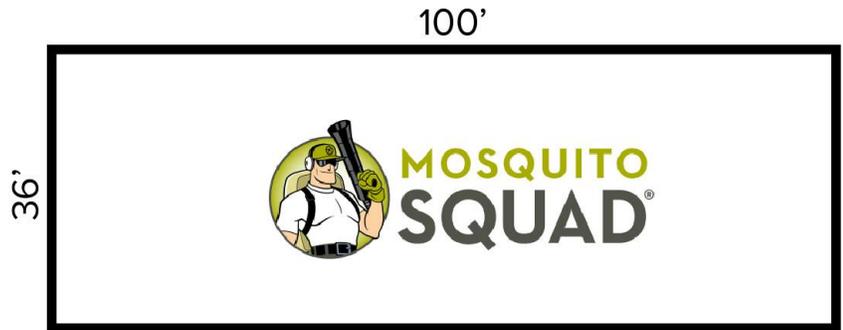
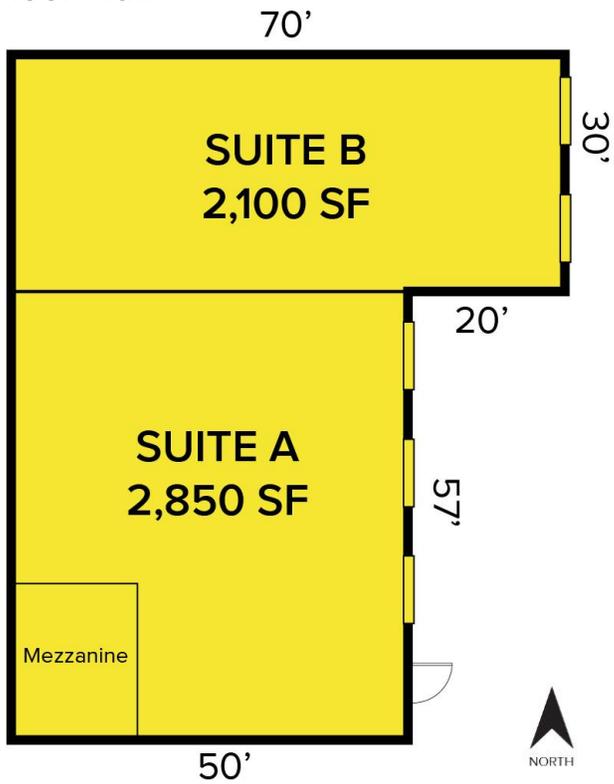
SIGNATURE ASSOCIATES
1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
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3729 Linden Avenue SE - Wyoming, Michigan

Industrial For Sale or Lease

2,100-8,550
Square Feet
AVAILABLE

Floor Plan



| AVAILABILITY | | | |
|--------------|----------|----------|------------|
| SUITE | TOTAL SF | RATE PSF | MONTHLY |
| A | 2,850 | \$8.50 | \$2,018.75 |
| B | 2,100 | \$8.50 | \$1,487.50 |
| A & B | 4,950 | \$8.50 | \$3,506.25 |

Suite A
Interior
Photos



Suite B
Interior
Photos



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Aerial



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