

# 4652 Danvers Dr SE

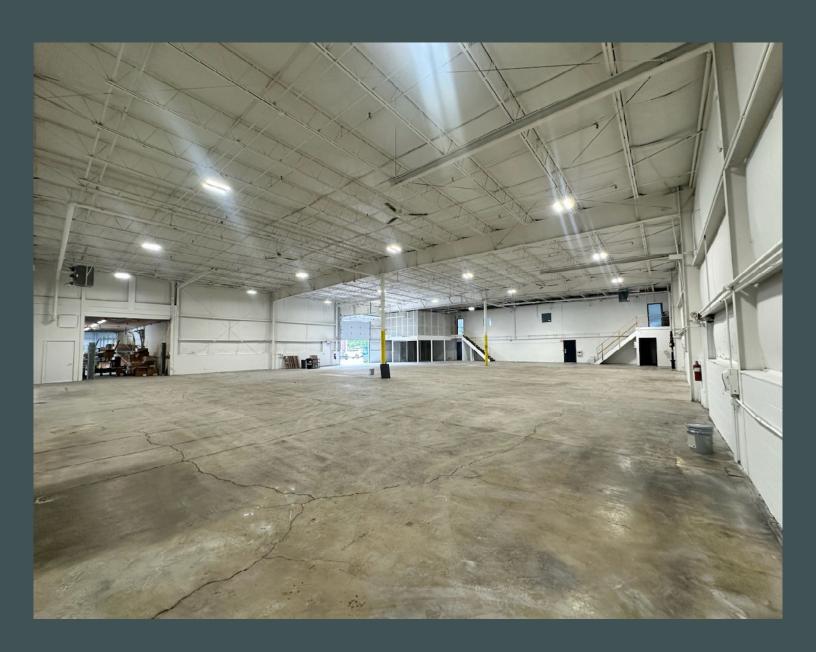
Kentwood, Michigan 49512



### Lease Overview

Available	RSF	Warehouse Area	Office Area	Docks/Doors	Lease Rate/SF	NNN/SF (Estimated)
Immediate	9,973	8,693	1,280	1*/1	\$6.00 NNN	\$1.44

<sup>\*</sup>Shared loading dock via the connector





## Property Features

- + Clean manufacturing building
- 14' overhead door
- + Shared loading dock via connector
- + 440 3 phase power 400 amps
- + 1,280 SF of office with additional 1,280 SF of upstairs office that is not included in the SF

#### The Building

- + Address: 4652 Danvers Dr SE Kentwood, MI 49512
- + PPN: 41-18-24-478-003
- + Municipality: City of Kentwood
- + Total Building Size: 9,973 SF
- + Acreage: .94 Acres
- + Lot Dimensions: 300' x 270'
- + Built: 1984
- + Construction: Brick front and Steel
- + Roof: Standing Seam Metal
- + Parking: On-site; approx. 47 spaces
- + Security System: Available
- + Zoning: I-1



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE.

### **Building Detail**

#### Warehouse Overview

+ Floors: Concrete

+ Air Conditioning: No

+ HVAC: Gas/Forced Air

+ Ceiling Height: 20'

+ Sprinklered: Yes

+ Lighting: Fluorescent

+ Electric Service: 440V 3 Phase 400 Amps

+ Column Spacing: 40' x 25'

+ Grade Level Door: 1 (12' x 14')

+ Loading Docks: 1 — Shared Loading Dock

+ Floor Drains: No

+ Ceiling Fans: Yes

+ Airlines: In Part of Building

+ Shop Restroom: Yes

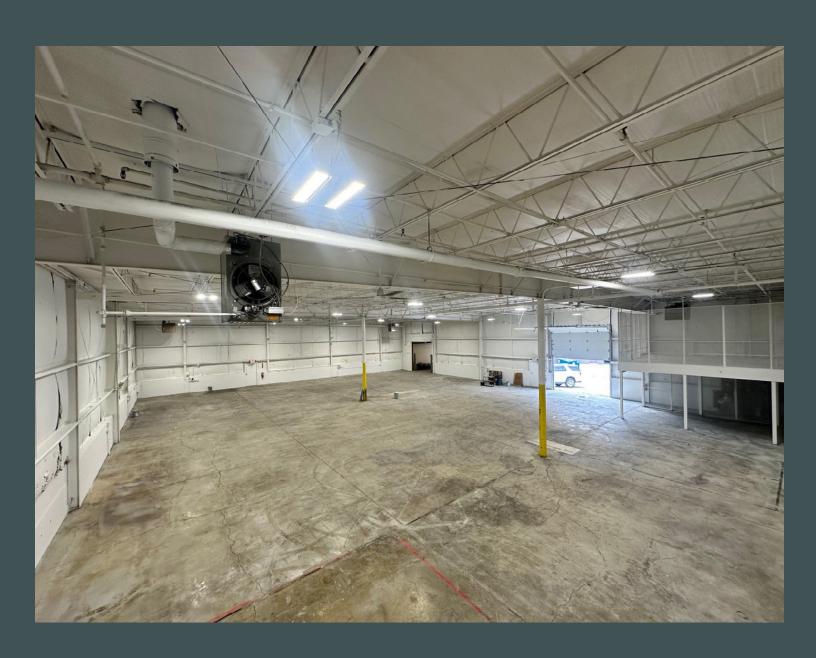
#### Office Overview

- + Office SF: 1,280 SF (additional 1,280 SF upstairs not counted in SF )
- + HVAC: Gas/Forced Air
- + Air Conditioning: Yes
- + Sprinklered: Yes
- + Ceiling Height: 8'
- + Lighting: Fluorescent
- + Communication Equipment: Fiber is available
- + Restrooms: Yes

Utilities			
Electric	Consumers Energy		
Telephone	Ameritech		
Natural Gas	DTE Energy		
Sanitary Sewer	City of Kentwood		
Storm Sewer	City of Kentwood		
Water	City of Kentwood		

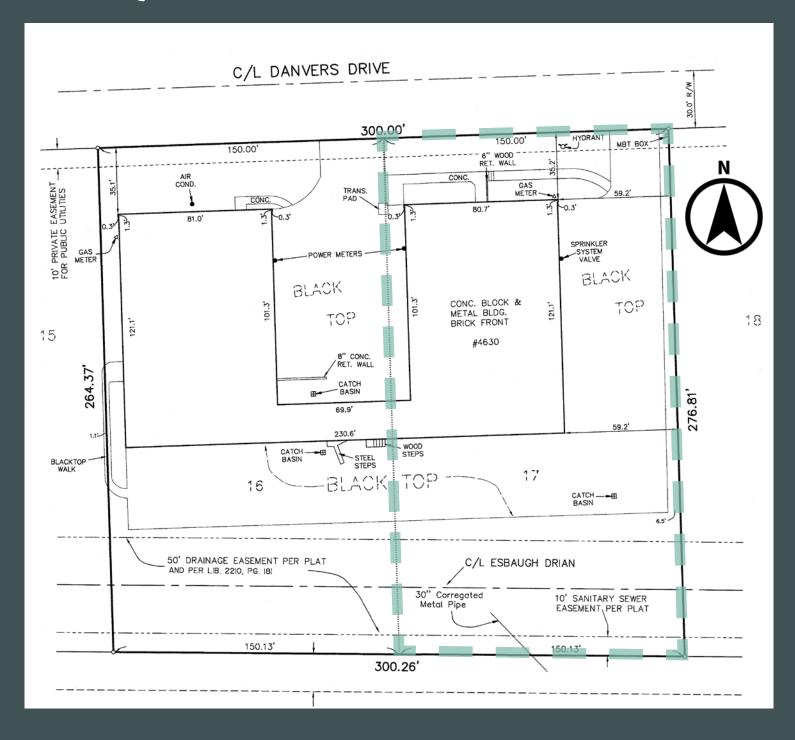


### Interior



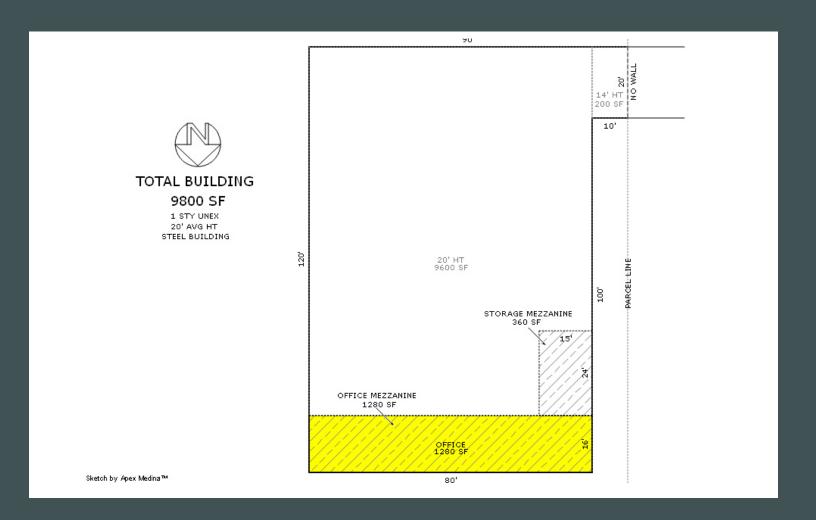


## Survey





### Floor Plan



#### **Contact Us**

**Cameron Timmer** 

Vice President +1 616 485 4131 cameron.timmer@cbre.com

