



FREE STANDING INDUSTRIAL/ OFFICE SPACE/ FENCED IN LOT

AVAILABLE FOR SALE

7532 Clyde Park Avenue SW, Byron Center

Less than 1 mile from the 131 exchange with easy on and off access, this high traffic building has the crossroads at 76th and Clyde Park. Built in 2019, this 4160 sq. ft. building has 3 suites, with 3 private offices, a waiting room, receptionist space, conference room, open concept office collaboration, shared kitchen, and two 14 ft. heated bays with a private bathroom. Situated on 2.33 acres, the lot is fully fenced in with touchpad security access and 1 EV charging station in the parking lot. Per the aerial photos, you can see the massive storage potential with the already 15 semi-trailers parked comfortably in the back. Complete with an electric sign for business customization on Clyde Park Ave, this building would allow for multiple uses for office space, industrial, mechanical, or storage.

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Contact:

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PROPERTY SUMMARY

Address Municipality	7532 Clyde Park Ave, Byron Center, MI 49315
Location	South of 76th and Clyde Park Ave
Lot Size	2.33
Permanent Parcel Number	412114300047
Municipality Zoning	Byron Township
Zoning Map	201 Commercial
Year Built	2019
Building Size	4,160 sq ft
Warehouse Area	1,760 sq ft heated with private bathroom
Dock Door Height	2- 14 ft doors
Office Area	2400 sq ft
SEV Taxable Value	38,780
Tax Description	0% Homestead
Property Taxes	14,536

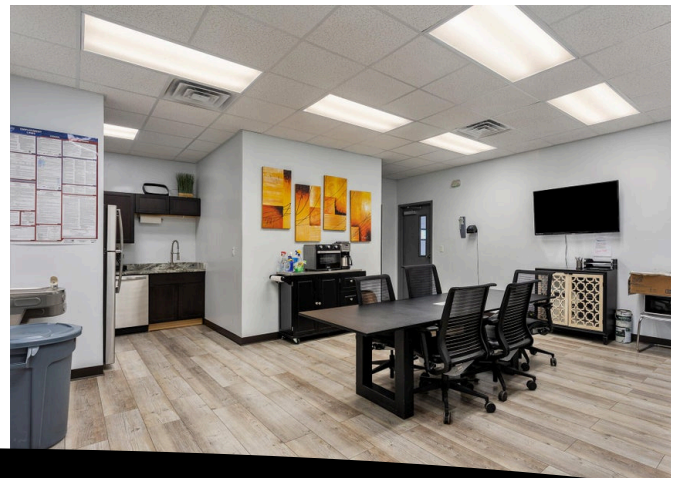
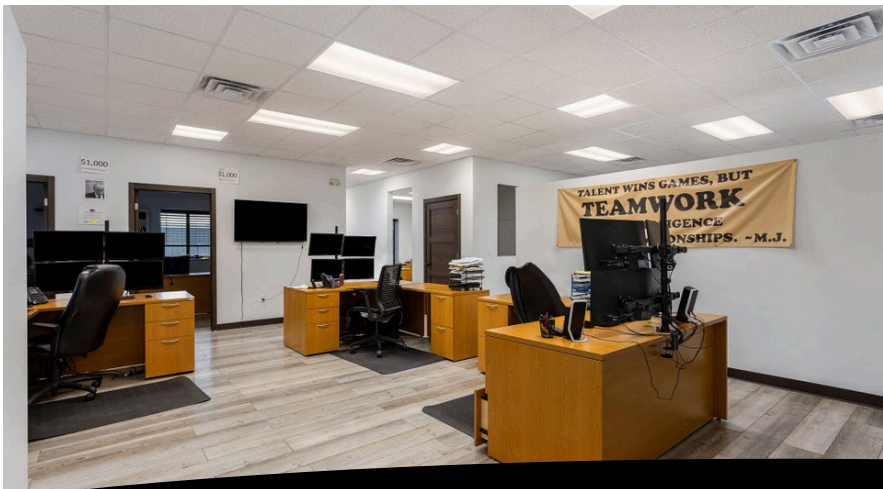
FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR 1: 2281 sq. ft
 EXCLUDED AREAS: WORKSHOP: 1386 sq. ft, UNDEFINED: 15 sq. ft, ELECTRICAL ROOM: 47 sq. ft
 TOTAL: 2281 sq. ft

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