

SALE/LEASE



INDUSTRIAL

1161 58TH STREET SOUTHWEST



1161 58TH STREET SOUTHWEST, WYOMING, MI 49509

PROPERTY OVERVIEW

20,000 SF Industrial building on 2.267 acres just east of Clyde Park Ave SW. Zoned Industrial (I-3). This property is suited for a variety of uses. Building is equipped with 1, Truck Dock, 12'-15' Ceilings, 480V, 400 AMPS of 3 phase power and a backup generator. Includes 17,000 Sf of office build out and 3,000 Sf of Industrial. Full climate controlled building.

PROPERTY HIGHLIGHTS

- 20,000 SF or Two 10,000 Sf Suites
- 17,000 SF Office
- 3,000 SF Industrial
- 480V, 400 AMPS, 3-Phase Power
- 2.267 Acres with 118 parking spaces
- 1 Truck Dock

SALE PRICE

\$1,850,000

LEASE RATE

\$7.25 - \$7.50 SF/YR
(NNN)

Available SF: 10,000 - 20,000 SF

Lot Size: 2.26 Acres

Building Size: 20,000 SF



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LOCATION INFORMATION

Street Address	1161 58th Street Southwest
City, State, Zip	Wyoming, MI 49509
County	Kent
Tax Authority	Kentwood
2024 Summer Taxes	\$34,319.43
2024 Winter Taxes	\$1,874.43
2024 Total Taxes	\$36,193.86

BUILDING INFORMATION

Building Size	20,000 SF
Number of Floors	1
Year Built	1996
# of Grade Level Doors	0
Ceiling Heights	12'-15'
Power	Phase 3
Docks	1
Office SF	17,000 SF
Industrial SF	3,000 SF
Sprinklers	No
Expandable	Yes
Concrete Thickness	6'
Lighting	Fluorescent
Generator	Yes

PROPERTY INFORMATION

Property Type	Industrial
Zoning	I3, Industrial
Lot Size	2.27 Acres
APN #	17-35-401-008
Parking	118 Spaces

UTILITIES & AMENITIES

Electric	Consumers
Natural Gas	DTE Energy
HVAC	Yes
Heat	Yes
Air Conditioning	Yes
Volts	480 V
Phase	3
AMPS	400

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SALE INFORMATION

Price	\$1,850,000
Price Per SF	\$92.50

LEASE INFORMATION

Rate	\$7.25/SF-\$7.50/SF
Type	NNN
Term	60-120 months
Possession	Immediate
Estimated NNN Expenses	\$2.50/SF



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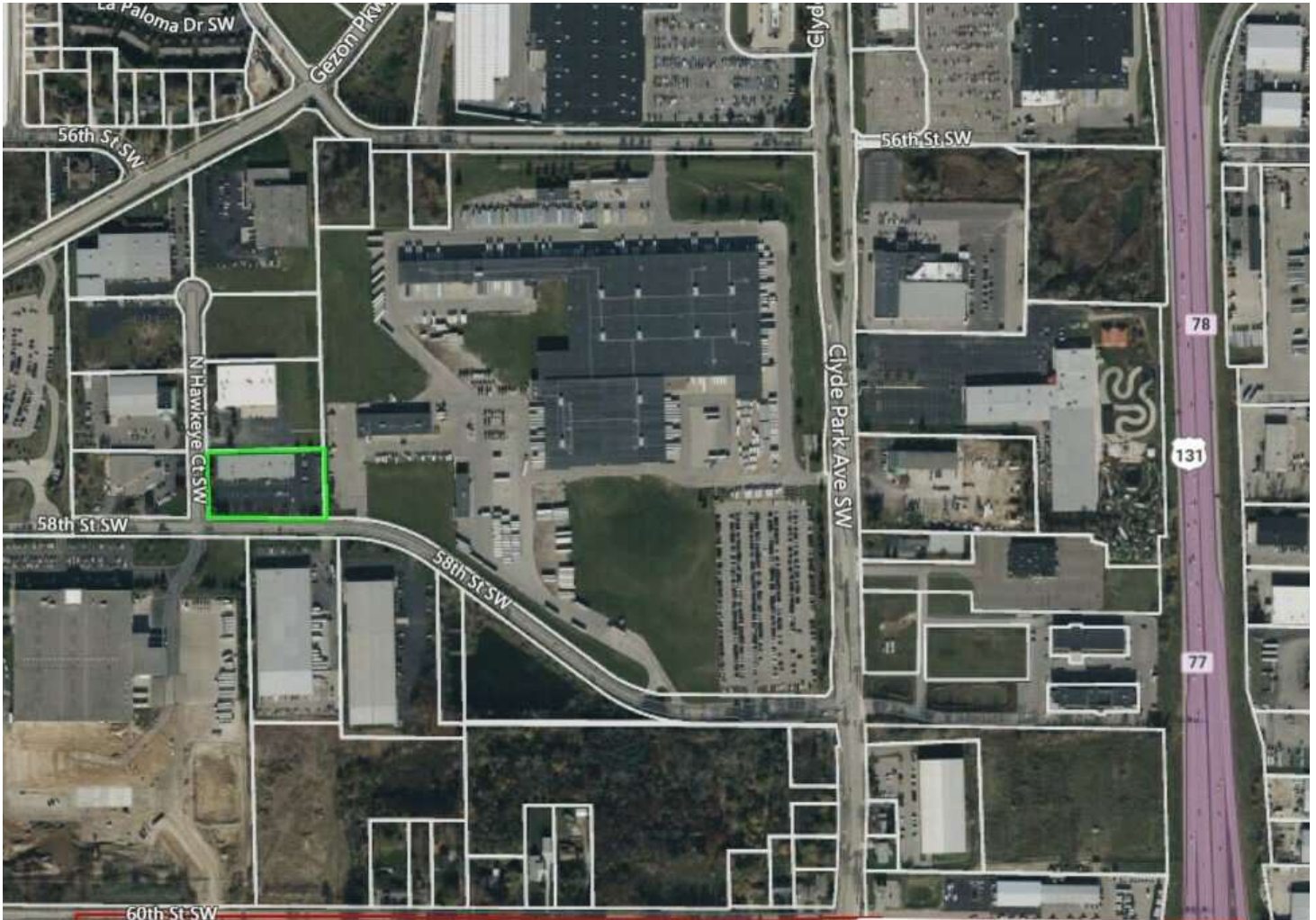
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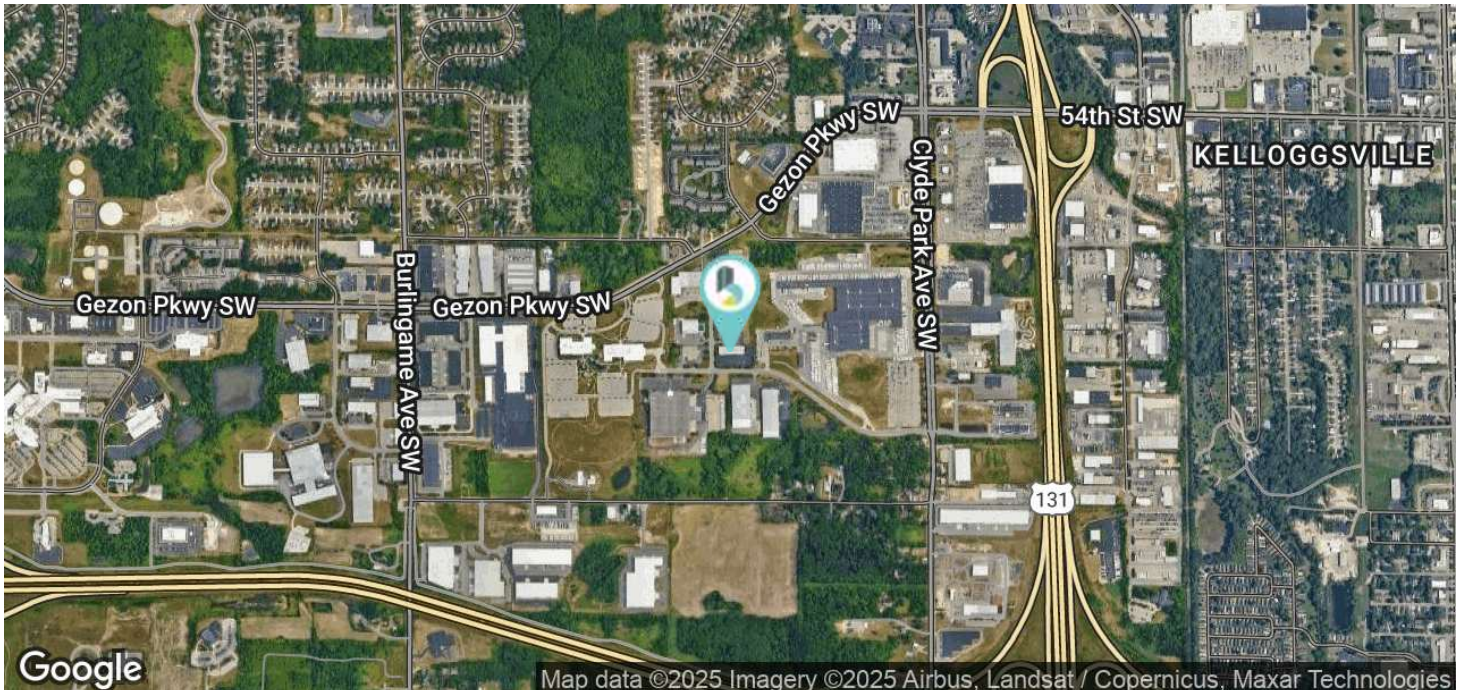
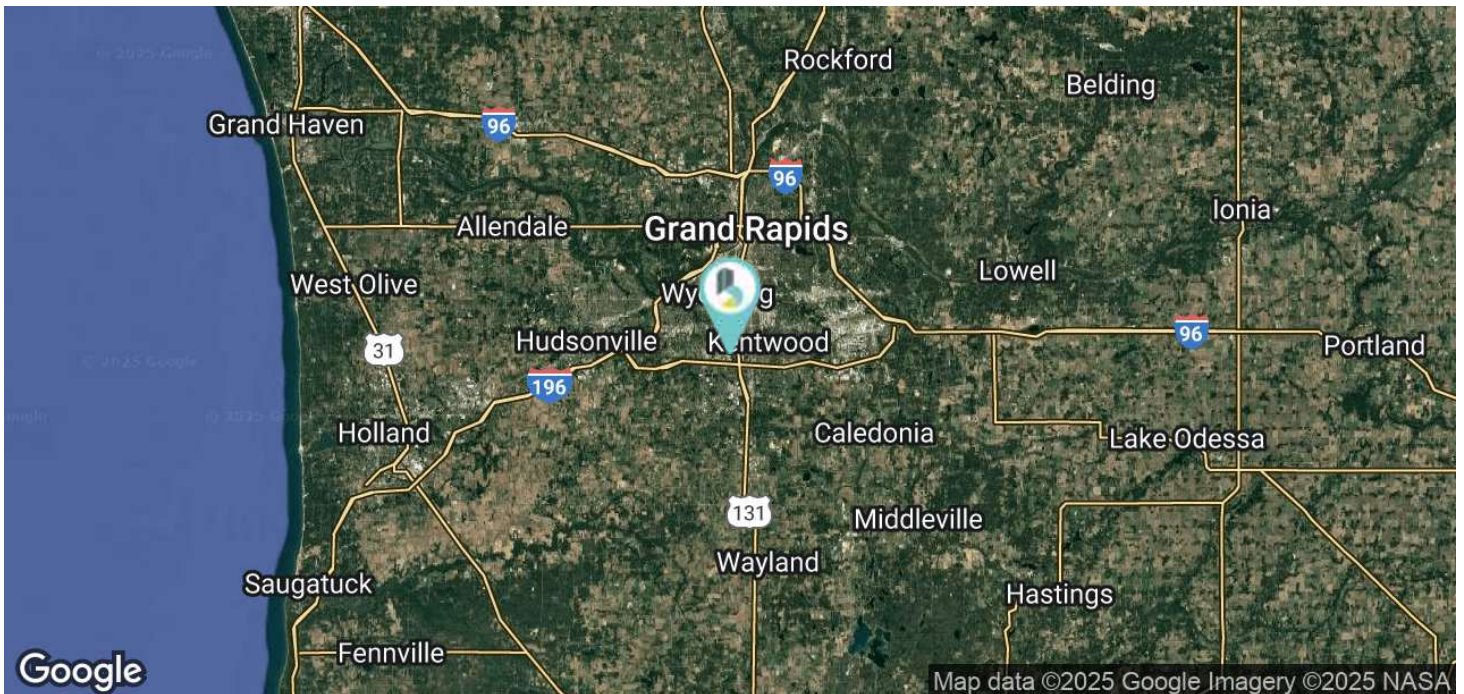
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This FlöPlan floor plan is intended to represent the floor of the property and does not accurately represent the dimensions of each room in the property as a whole.
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FlöPlan

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EXTERIOR PHOTOS

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County	Kent

BUILDING INFORMATION

Building Size	20,000 SF
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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Lot Size	2.26 Acres
APN #	41-17-35-401-008

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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