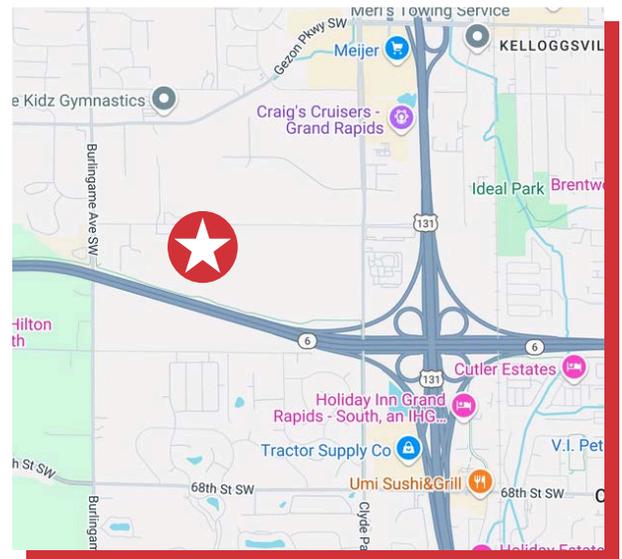




## 1250 60<sup>TH</sup> ST SW BYRON CENTER, MI 49315

- 12-24 month lease term
- Immediate occupancy
- High quality space
- 3,057 SF of office space & up to 19,494 SF of warehouse
- Building built in 2021
- Up to 3,000 amps of 480v power
- ESFR fire protection



### FOR MORE INFORMATION, CONTACT:

**STUART KINGMA, SIOR**

616.581.5000

skingma@naiwwm.com



naiwwm.com | 616.776.0100

# PROPERTY OVERVIEW

**FOR LEASE**  
INDUSTRIAL SPACE

The property located at 1250 60th St SW is unlike anything currently available in today's marketplace. This facility is fully outfitted, featuring 3,057 SF of office space along with separate, stand-alone warehouse space.

The building offers 3,000 amps of 480V power, ESFR fire protection, and a high-quality, motion-sensitive LED lighting system throughout. The warehouse is move-in ready for immediate occupancy and provides flexible lease terms.

This is one of the nicest industrial spaces on the market, highly desirable for a wide range of users. Opportunities like this are rare and will not last long.

## PROPERTY - BUILDING INFORMATION

<b>Total Building Size:</b>	133,783 SF
<b>Warehouse SF:</b>	130,726 SF
<b>Office SF:</b>	3,057 SF
<b>Year Built:</b>	2021
<b>Acreage:</b>	16.3 acres
<b>Construction:</b>	Pre-Engineered Steel
<b>Roof:</b>	Standing Seam Metal
<b>Floors / Mezzanine:</b>	Yes
<b>Eave Height:</b>	26'
<b>Elevators:</b>	No
<b>Security System:</b>	No
<b>Signage:</b>	No
<b>Parking:</b>	On-site; Ample spaces
<b>Zoning:</b>	I-1 Industrial



 **1251 60<sup>TH</sup> ST SW**  
BYRON CENTER, MI 49315

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West Michigan

# BUILDING OVERVIEW

**FOR LEASE**  
INDUSTRIAL SPACE

## WAREHOUSE INFORMATION

Warehouse SF:	130,726 SF
Floors:	One - Concrete
Air Conditioning:	No
HVAC:	Gas/Forced Air
Ceiling Height:	26' at eave
Spinklered:	Yes - ESFR
Lighting:	LED
Electric Service:	3,000 amps, 480v, 3 phase
Column Spacing:	Varies
Grade Level Doors:	4
Loading Docks:	8
Rail Siding:	N/A
Floor Drains:	Yes
Compressed Air:	Yes
Cranes:	No
Shop Office:	Yes
Shop Lunch Room:	Yes
Shop Restroom:	Yes

## LEGAL DESCRIPTION

PART OF SW 1/4 COM AT S 1/4 COR TH N ALONG N&S 1/4 LINE TO N LINE OF S 1/2 SW 1/4 TH W ALONG SD N LINE TO NWLY LINE OF VACATED ELM ST /66 FT WIDE/ OF VILLAGE OF ROSS STATION TH SWLY ALONG SD NWLY LINE TO SWLY LINE OF VACATED 1ST ST /48 FT WIDE/ OF SD PLAT TH SELY ALONG SD SWLY LINE TO S SEC LINE TH E ALONG S SEC LINE TO BEG EX S 400 FT OF E 140 FT & EX THAT PART LYING S OF N LINE OF S 1/2 SW 1/4 & ELY OF CL OF A CREEK RUNNING NLY INTO HILTON LAKE \* SEC 26 T5N R12W 13.69 A. SPLIT/COMBINED ON 02/18/2016 FROM 41-21-26-400-018; SPLIT/COMBINED ON 12/18/2018 FROM 41-21-26-400-028, 41-21-26-400-019, 41-21-26-400-020, 41-21-26-300-018;

## OFFICE INFORMATION

Office SF:	3,057 SF
Floors:	1
Air Conditioning:	Yes
HVAC:	Gas/Forced Air
Ceiling Height:	10'
Spinklered:	Yes
Lighting:	LED
Communication Equipment:	Possible
Private Offices:	Yes
Conference Room:	Yes
Lunch Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes



 **1251 60<sup>TH</sup> ST SW**  
BYRON CENTER, MI 49315

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# LEASE OVERVIEW

**FOR LEASE**  
INDUSTRIAL SPACE

## LEASE INFORMATION

<b>Lease Type:</b>	NNN
<b>Terms:</b>	12-24 months
<b>Tenant Provides:</b>	Taxes, Insurance, Water, Sewer, Electric, Air Conditioning, Gas/Heat, Snow Removal, Janitorial, Refuse Removal, & Phone
<b>Landlord Provides:</b>	Roof & Structural
<b>Municipality:</b>	City of Wyoming
<b>PPN:</b>	41-21-02-600-010
<b>Assessed Value:</b>	\$6,156,200.00
<b>Taxable Value:</b>	\$5,744,732.00
<b>Summer Taxes:</b>	\$258,409.24
<b>Winter Taxes:</b>	\$92,877.18
<b>Total Taxes:</b>	\$351,286.42
<b>Present Use:</b>	Warehousing/Manufacturing
<b>Possession:</b>	At Lease Signing

## AVAILABILITY

SUITE	WAREHOUSE SF	OFFICE SF	DOCKS/OHD	TOTAL SF	RATE PSF/Y	MONTHLY BASE RENT	CAM MONTHLY (\$2.50/PSF)	TOTAL MONTHLY RENT
Suite A	19,494 SF	-	shared	19,494 SF	\$4.95	\$8,041.28	\$4,061.25	\$12,102.53
Suite 1	-	3,057 SF	-	3,057 SF	\$9.95	\$2,534.76	\$636.88	\$3,171.64
Suites A & 1	19,494 SF	3,057 SF	shared	22,551 SF	\$5.63	\$10,576.04	\$4,698.13	\$15,274.16

## UTILITIES

<b>Electric:</b>	Consumers Energy
<b>Natural Gas:</b>	DTE Energy
<b>Storm   Sanitary Sewer:</b>	City of Wyoming
<b>Water:</b>	City of Wyoming

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BYRON CENTER, MI 49315

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**OFFICE**

**FOR LEASE**  
INDUSTRIAL SPACE

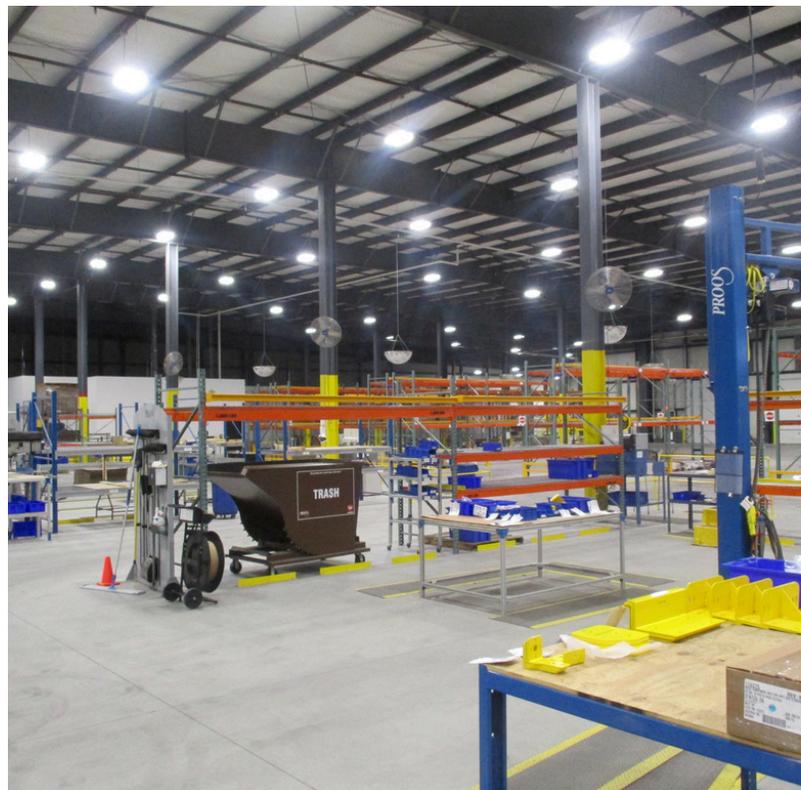


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# WAREHOUSE

**FOR LEASE**  
INDUSTRIAL SPACE



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**PHOTOS**

**FOR LEASE**  
INDUSTRIAL SPACE



 **1251 60<sup>TH</sup> ST SW**  
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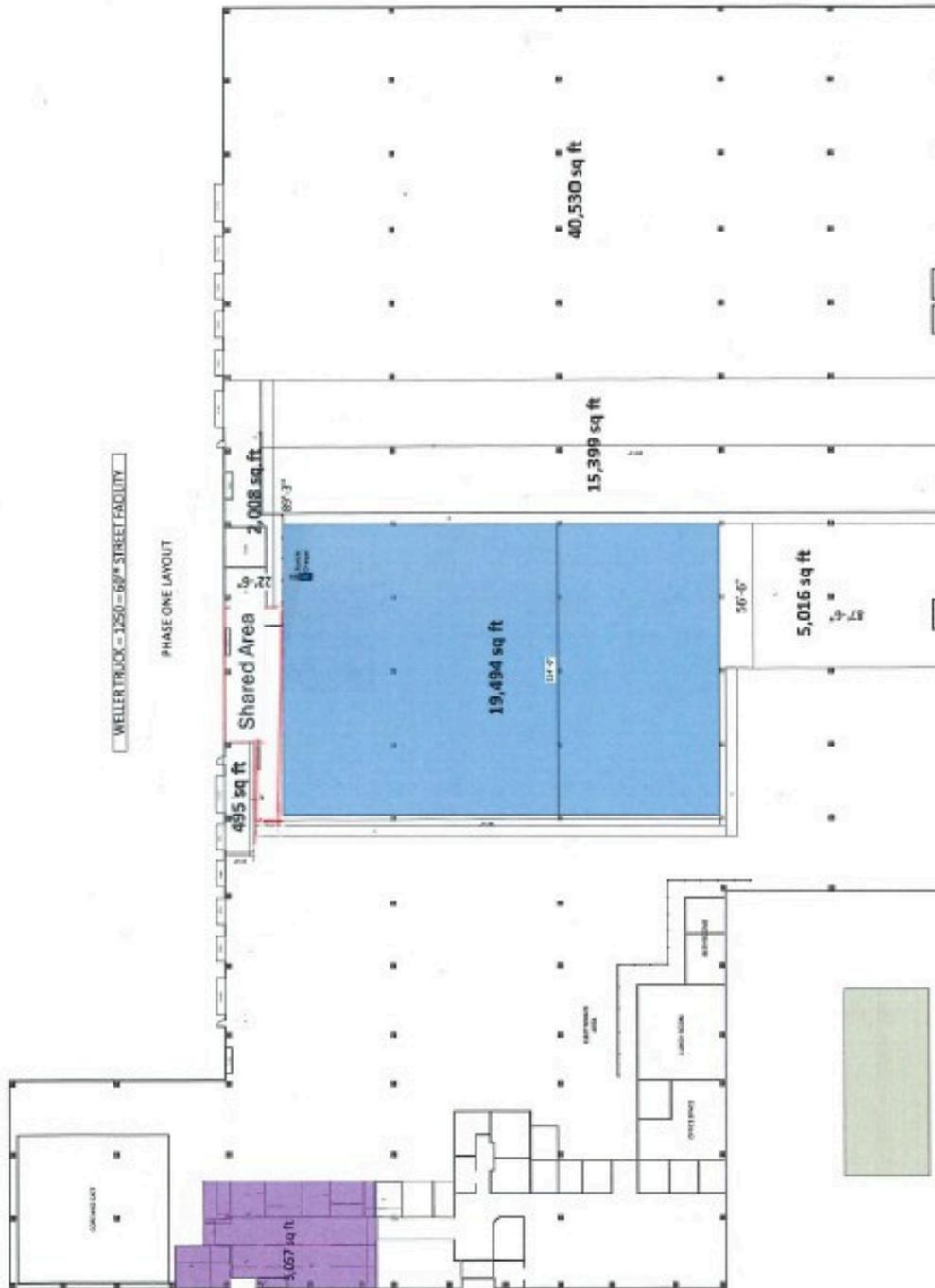




# FLOOR PLAN

SUITE A AND SUITE 1

**FOR LEASE**  
INDUSTRIAL SPACE



 **1251 60<sup>TH</sup> ST SW**  
BYRON CENTER, MI 49315

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# PARCEL MAP

**FOR LEASE**  
INDUSTRIAL SPACE

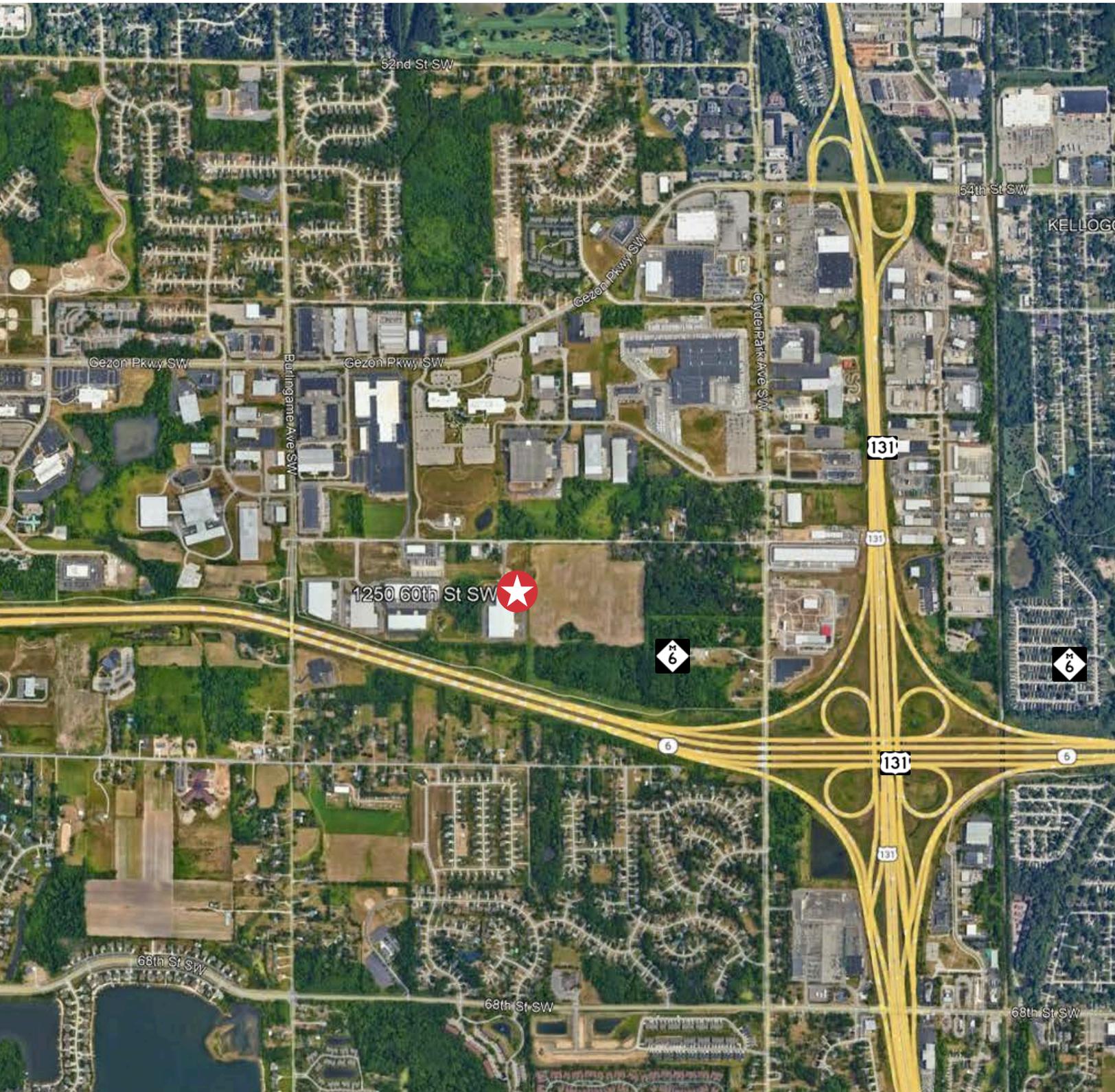


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# AERIAL MAP

**FOR LEASE**  
INDUSTRIAL SPACE



 **1251 60<sup>TH</sup> ST SW**  
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# ZONING MAP

**FOR LEASE**  
INDUSTRIAL SPACE

**City of Wyoming, Michigan**  
November 15th, 2022  
**ZONING MAP**

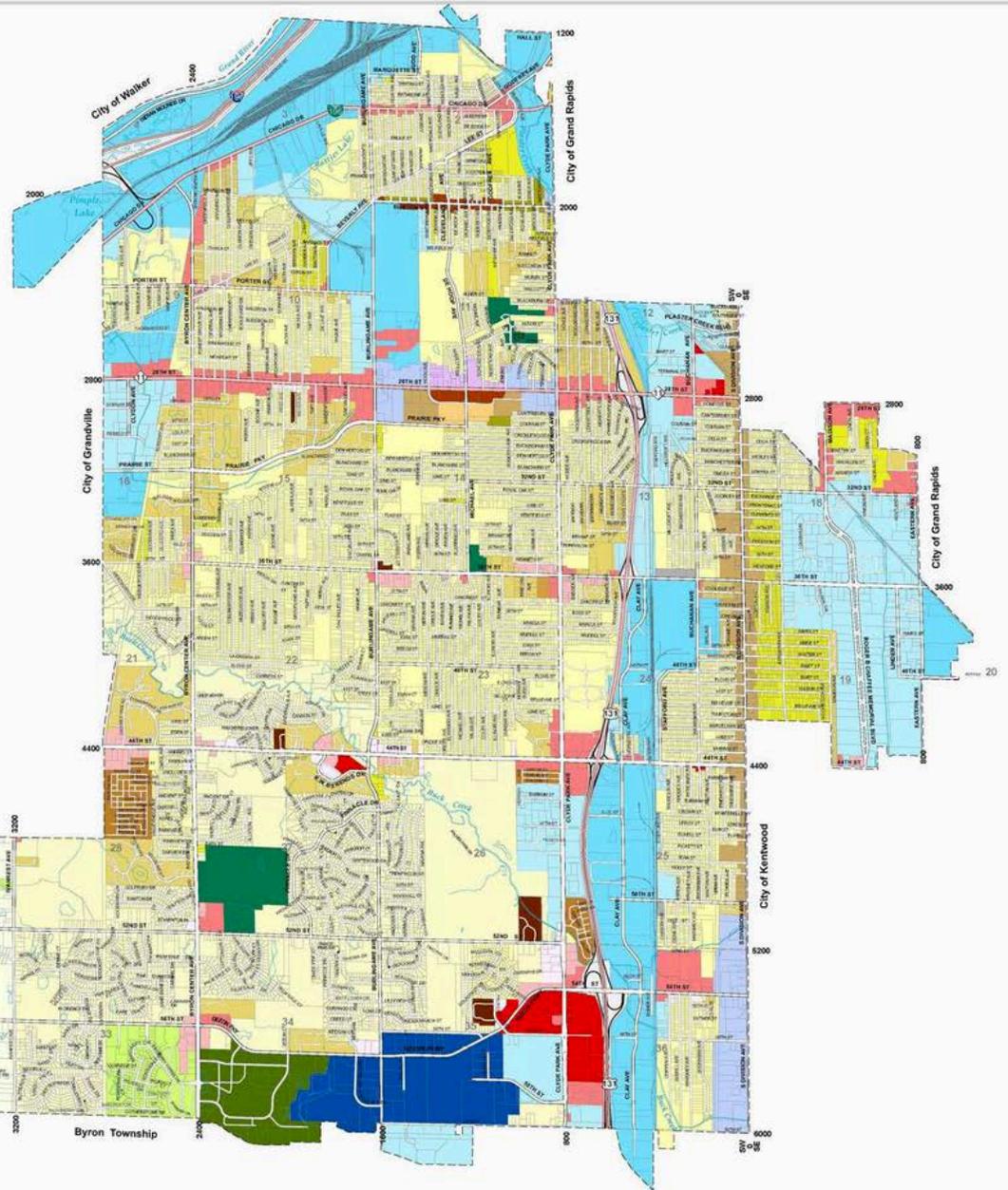
**MAP LEGEND**

Map Legend	Zoning Code	FBC-03
Municipal Boundary	ER	FBC-04
Mask Layer	R-1	FBC-05
Railroads	R-2	FBC-06
Street Centerlines	R-3	R-0-1
Freeway	R-4	PUD-1
Freeway Ramps	R-5	PUD-2
State Highway	R-6	PUD-3
Boundary	R-7	PUD-4
Secondary	B-1	I-1
Proposed/Under Const.	B-2	I-2
Private	B-3	I-3
Alley	FBC-02	I-4
Section Lines	FBC-01	P-1
Payroll		
Lakes & Ponds		
Rivers & Streams		

City of Wyoming Zoning Map  
Derived from official City of Wyoming data through the Regional Geographic Information System (REGIS).  
This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not guaranteed for accuracy and should be verified through other means. Any duplication is prohibited under copyright laws and the Enhanced Access to Public Records Act, PA 421 of 1996, as amended.

0 170 340 510 680 850 1020 1190 1360 1530 1700 1870 2040 2210 2380 2550 2720 2890 3060 3230 3400 3570 3740 3910 4080 4250 4420 4590 4760 4930 5100 5270 5440 5610 5780 5950 6120 6290 6460 6630 6800 6970 7140 7310 7480 7650 7820 7990 8160 8330 8500 8670 8840 9010 9180 9350 9520 9690 9860 10030 10200 10370 10540 10710 10880 11050 11220 11390 11560 11730 11900 12070 12240 12410 12580 12750 12920 13090 13260 13430 13600 13770 13940 14110 14280 14450 14620 14790 14960 15130 15300 15470 15640 15810 15980 16150 16320 16490 16660 16830 17000 17170 17340 17510 17680 17850 18020 18190 18360 18530 18700 18870 19040 19210 19380 19550 19720 19890 20060 20230 20400 20570 20740 20910 21080 21250 21420 21590 21760 21930 22100 22270 22440 22610 22780 22950 23120 23290 23460 23630 23800 23970 24140 24310 24480 24650 24820 24990 25160 25330 25500 25670 25840 26010 26180 26350 26520 26690 26860 27030 27200 27370 27540 27710 27880 28050 28220 28390 28560 28730 28900 29070 29240 29410 29580 29750 29920 30090 30260 30430 30600 30770 30940 31110 31280 31450 31620 31790 31960 32130 32300 32470 32640 32810 32980 33150 33320 33490 33660 33830 34000 34170 34340 34510 34680 34850 35020 35190 35360 35530 35700 35870 36040 36210 36380 36550 36720 36890 37060 37230 37400 37570 37740 37910 38080 38250 38420 38590 38760 38930 39100 39270 39440 39610 39780 39950 40120 40290 40460 40630 40800 40970 41140 41310 41480 41650 41820 41990 42160 42330 42500 42670 42840 43010 43180 43350 43520 43690 43860 44030 44200 44370 44540 44710 44880 45050 45220 45390 45560 45730 45900 46070 46240 46410 46580 46750 46920 47090 47260 47430 47600 47770 47940 48110 48280 48450 48620 48790 48960 49130 49300 49470 49640 49810 49980 50150 50320 50490 50660 50830 51000 51170 51340 51510 51680 51850 52020 52190 52360 52530 52700 52870 53040 53210 53380 53550 53720 53890 54060 54230 54400 54570 54740 54910 55080 55250 55420 55590 55760 55930 56100 56270 56440 56610 56780 56950 57120 57290 57460 57630 57800 57970 58140 58310 58480 58650 58820 58990 59160 59330 59500 59670 59840 60010 60180 60350 60520 60690 60860 61030 61200 61370 61540 61710 61880 62050 62220 62390 62560 62730 62900 63070 63240 63410 63580 63750 63920 64090 64260 64430 64600 64770 64940 65110 65280 65450 65620 65790 65960 66130 66300 66470 66640 66810 66980 67150 67320 67490 67660 67830 68000 68170 68340 68510 68680 68850 69020 69190 69360 69530 69700 69870 70040 70210 70380 70550 70720 70890 71060 71230 71400 71570 71740 71910 72080 72250 72420 72590 72760 72930 73100 73270 73440 73610 73780 73950 74120 74290 74460 74630 74800 74970 75140 75310 75480 75650 75820 75990 76160 76330 76500 76670 76840 77010 77180 77350 77520 77690 77860 78030 78200 78370 78540 78710 78880 79050 79220 79390 79560 79730 79900 80070 80240 80410 80580 80750 80920 81090 81260 81430 81600 81770 81940 82110 82280 82450 82620 82790 82960 83130 83300 83470 83640 83810 83980 84150 84320 84490 84660 84830 85000 85170 85340 85510 85680 85850 86020 86190 86360 86530 86700 86870 87040 87210 87380 87550 87720 87890 88060 88230 88400 88570 88740 88910 89080 89250 89420 89590 89760 89930 90100 90270 90440 90610 90780 90950 91120 91290 91460 91630 91800 91970 92140 92310 92480 92650 92820 92990 93160 93330 93500 93670 93840 94010 94180 94350 94520 94690 94860 95030 95200 95370 95540 95710 95880 96050 96220 96390 96560 96730 96900 97070 97240 97410 97580 97750 97920 98090 98260 98430 98600 98770 98940 99110 99280 99450 99620 99790 99960 100130 100300 100470 100640 100810 100980 101150 101320 101490 101660 101830 102000 102170 102340 102510 102680 102850 103020 103190 103360 103530 103700 103870 104040 104210 104380 104550 104720 104890 105060 105230 105400 105570 105740 105910 106080 106250 106420 106590 106760 106930 107100 107270 107440 107610 107780 107950 108120 108290 108460 108630 108800 108970 109140 109310 109480 109650 109820 110000

Questions regarding this map may be directed to:  
City of Wyoming, Department of Planning & Economic Development  
PO Box 505, 1150 28th St SW, Wyoming, Michigan 49080-0505  
(616) 530-7258 - Fax: (616) 249-3442 - plan\_info@wyomingmi.gov  
<http://www.ci.wyoming.mi.us/Pages/Services.htm>  
The City of Wyoming Zoning Code and Form Based Code (FBC) can be accessed here:  
<https://www.wyomingmi.gov/about-wyoming/City-Departments/Inspections/>

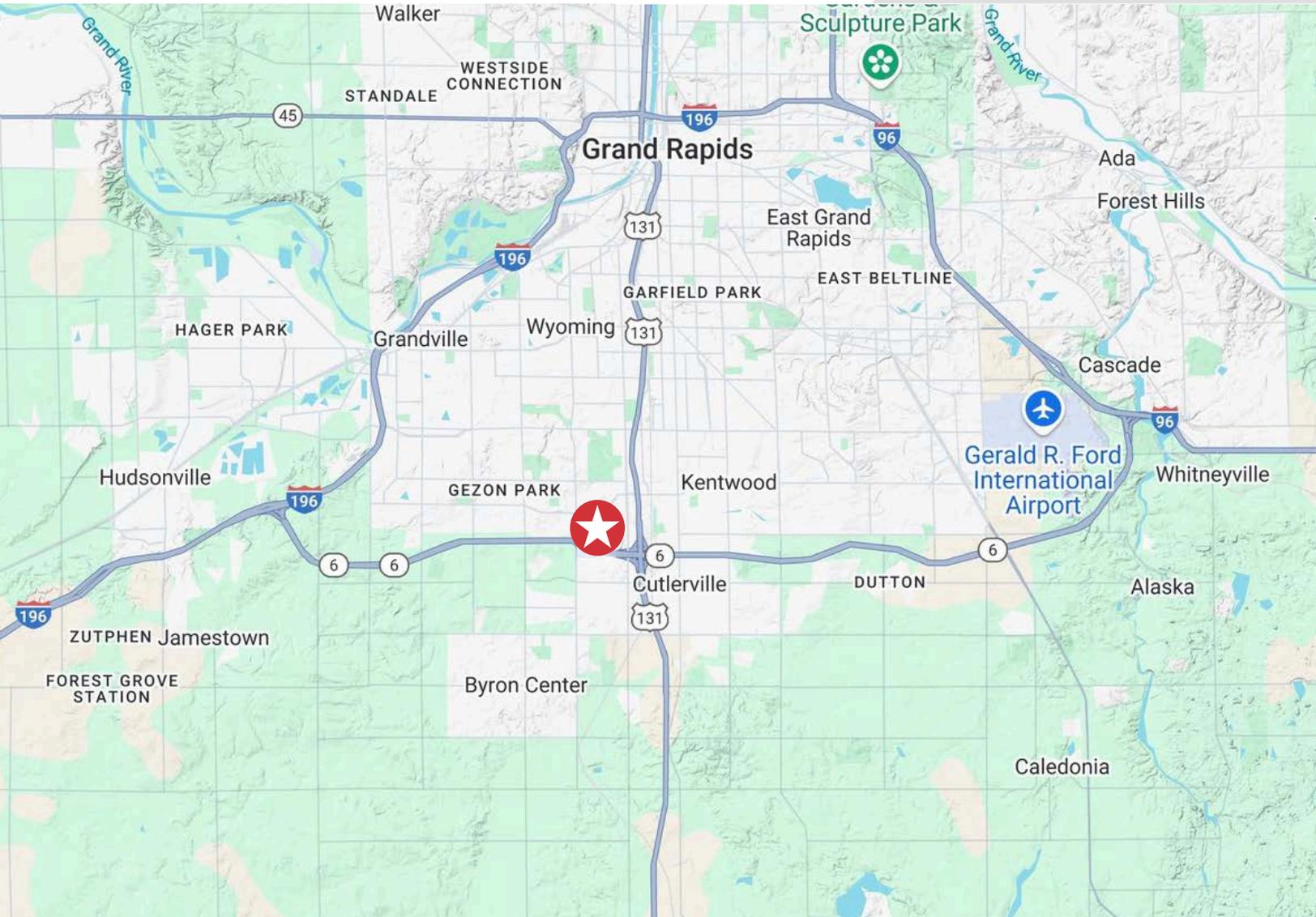


 **1251 60<sup>TH</sup> ST SW**  
BYRON CENTER, MI 49315

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West Michigan

# LOCATION MAP

**FOR LEASE**  
INDUSTRIAL SPACE



## PROXIMITY

US-131	1.54 miles
I-196	7.78 miles
I-96	13.38 miles
M-6	2.21 miles
Gerald R. Ford International Airport	12.84 miles

 **1251 60<sup>TH</sup> ST SW**  
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# LOCATION OVERVIEW

# WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



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*Grand Haven*



**GRAND HAVEN, MI**



**GRAND RAPIDS, MI**



**HOLLAND, MI**



**MUSKEGON, MI**



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