



**FIRST**  
COMPANIES

OFFICE / RETAIL

**FOR SALE OR LEASE**

**2306 Camelot Ridge Ct. SE  
Grand Rapids, MI 49512**

### AVAILABILITY

- 15,650 SF

### SALE TERMS

- \$1,950,000

### LEASE TERMS

- 60 - 120 Months
- \$15.00 NNN
- Base Monthly Rent: \$19,562.50

### BUILDING AMENITIES

- **HIGH PROFILE MONUMENT SIGNAGE ON EAST PARIS**
- **AMPLE PARKING**
- **MULTIPLE USES**
- **ROOM TO EXPAND**
- **2 DRIVE IN DOORS**
- **FULLY AIR CONDITIONED**
- **PRE-ENGINEERED STEEL CONSTRUCTION**
- **ZONING: COMMERCIAL**



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#### FLEXIBLE USE BUILDING AVAILABLE

15,650 SF building for Sale or Lease. Built in 2002 this building has high profile signage on heavily travelled East Paris Avenue. Inside the building has office space, a conference room, a break area, a large open area with two drive in doors and is fully air conditioned. Currently being used as a gymnastics space there are a multitude of uses it could have.

Landlord is willing to do some renovations for a tenant.

Property is 4.64 acres which allows room for expansion and provides for ample parking

## CONTACT US

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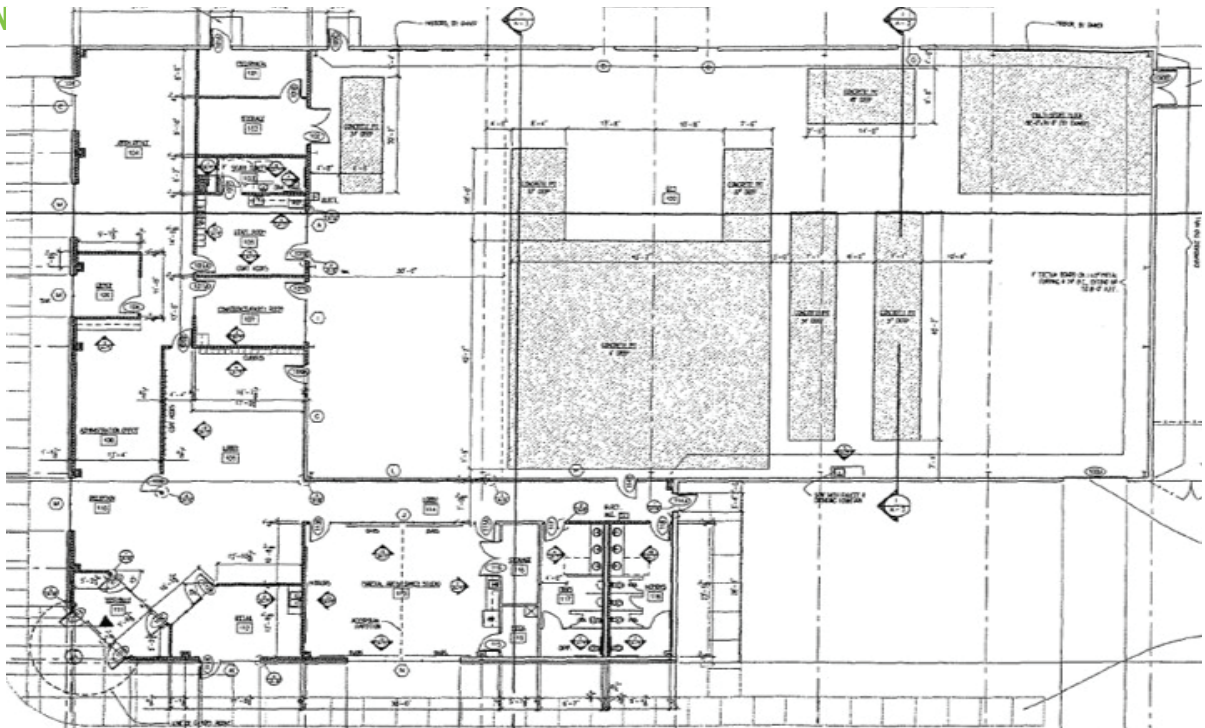


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## SATELLITE VIEW



## FLOOR PLAN



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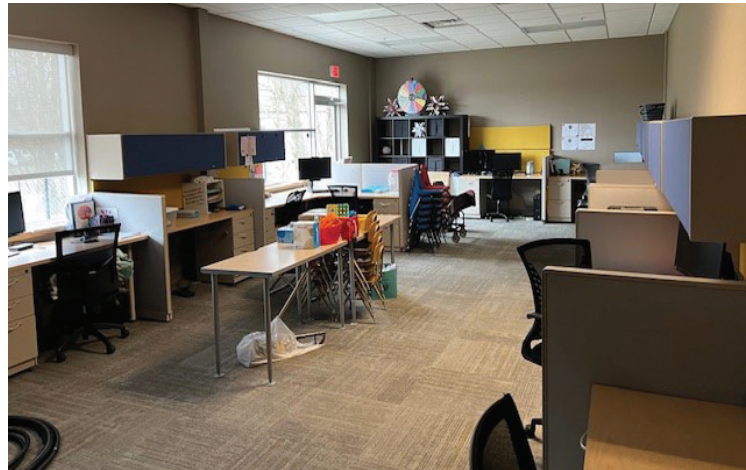
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## PHOTOS



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