

FOR LEASE

8,610 SF- INDUSTRIAL SPACE AVAILABLE

3060 MADISON SE,  
GRAND RAPIDS, MI



EXCLUSIVELY LISTED BY

**PATRICK MOHNEY**

Blue Rock Commercial Real Estate

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**BLUE**  
**ROCK**

## PROPERTY HIGHLIGHTS

- Easy access to highway. I-131
- Perfect for Trades business or any Vehicle Based Service
- Ample on Site parking
- Safe parking

## SPACE NOTES

Nice industrial space located in Wyoming, MI  
Heavy power, air conditioned  
1 loading dock and 1 drive-in door.

The Landlord will consider a build-out with the right lease and tenant.

Warehouse space available is: 6,760 SQ feet

Office space is: 1,850 SQ feet



## LEASE INFORMATION

Availability  
 Rentable Space  
 8,610 SF  
 1,850 SF Office  
 6,760 Warehouse

Lease Type  
 Triple Net

Terms  
 3-5 Years

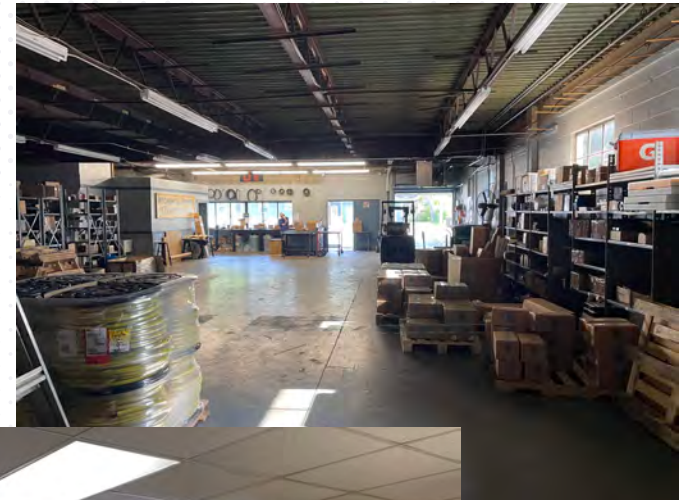
CAM Fee  
 \$3.00/SF

Tenant Provides  
 Electric, Air  
 Conditioning, Gas/  
 Heat, Janitorial, Phone,  
 Insurance, Refuse

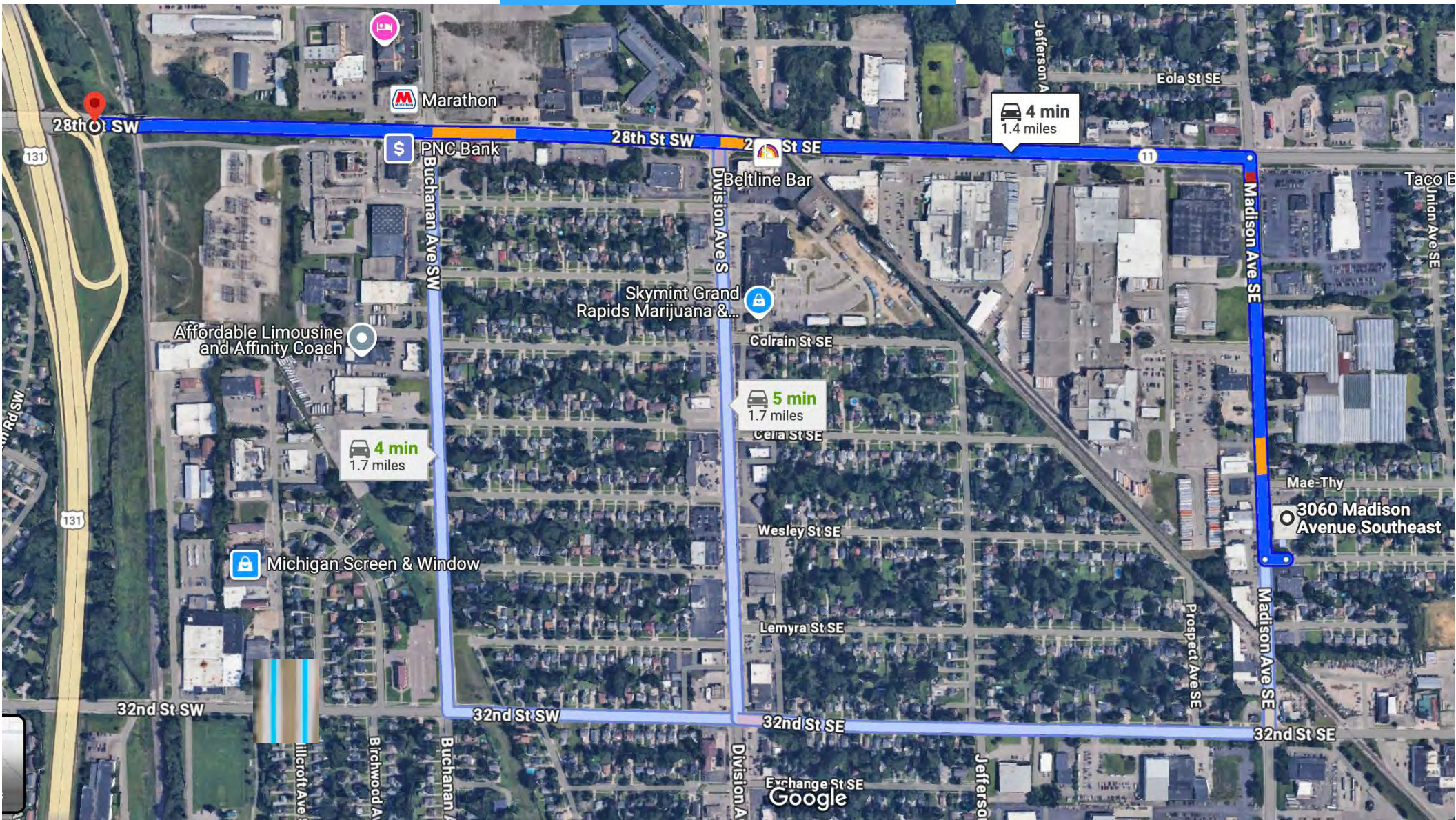
Landlord Provides  
 Municipality  
 Roof and Structural  
 Wyoming, Michigan

## AVAILABILITY

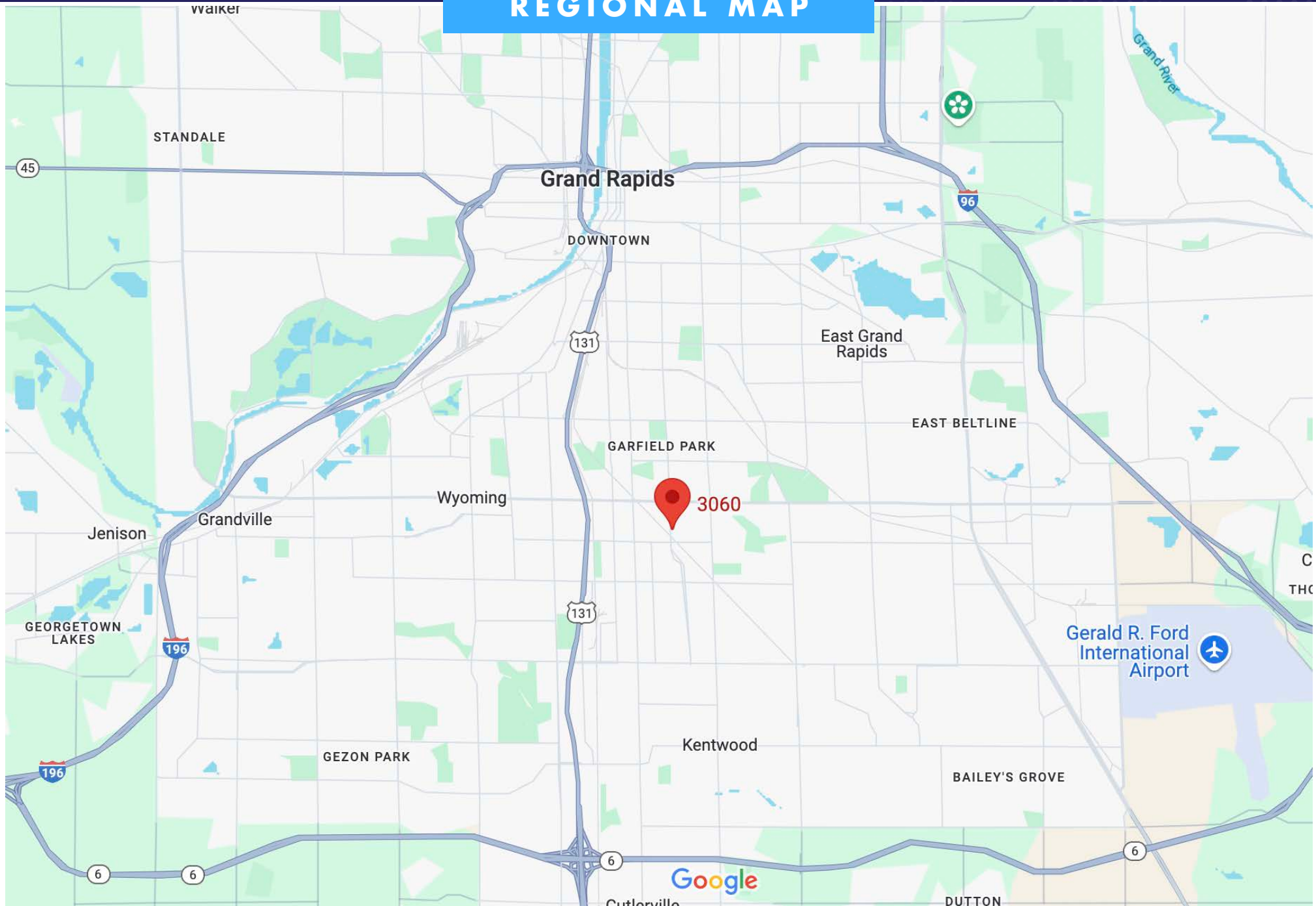
| Suite | Floor | Rentable space | Rate/SF/Year | Condition |
|-------|-------|----------------|--------------|-----------|
| 1     | 1st   | 8,610          | \$8.00/SF    | Excellent |



# LOCATION MAP



# REGIONAL MAP



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FOR MORE INFO PLEASE CONTACT:

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