

5949 Clay Avenue SW

Wyoming, MI 49548

± 26,530 SF | 6,000 SF Office | Sublease through May 31, 2027





Sublease Offering

Move-In Ready Warehouse

Available for sublease through May 31, 2027, this industrial property offers approximately 26,530 SF of total space, including 6,000 SF of office area. Located in Wyoming, MI, with great access to US 131, the facility features warehouse and storage space, a truck well, and outside storage options. The property is being offered at \$5.95/SF NNN.

\$5.95

PSF NNN

26K

Square Feet

1986

Year Built

PROPERTY DETAILS	
Size	26,530 SF
Office	6,000 SF
Lot	1.75 Acres
Mezzanine	Above office area for storage
Docks	2 (1 internal)
Doors	3 (12' x 14')
Clear Height	22'
Sprinkled	Yes
Electric	800 Amp / 480 V / 208 Y / 3 Phase
Zoning	I-2
Parking	42 stripped auto spaces
HVAC	Radiant heat



Aerial Map





Lease Highlights

- + Sublease through May 31, 2027
- + \$5.95/SF NNN
- + \$2.58/SF Estimated NNN Expenses
- + Outside storage

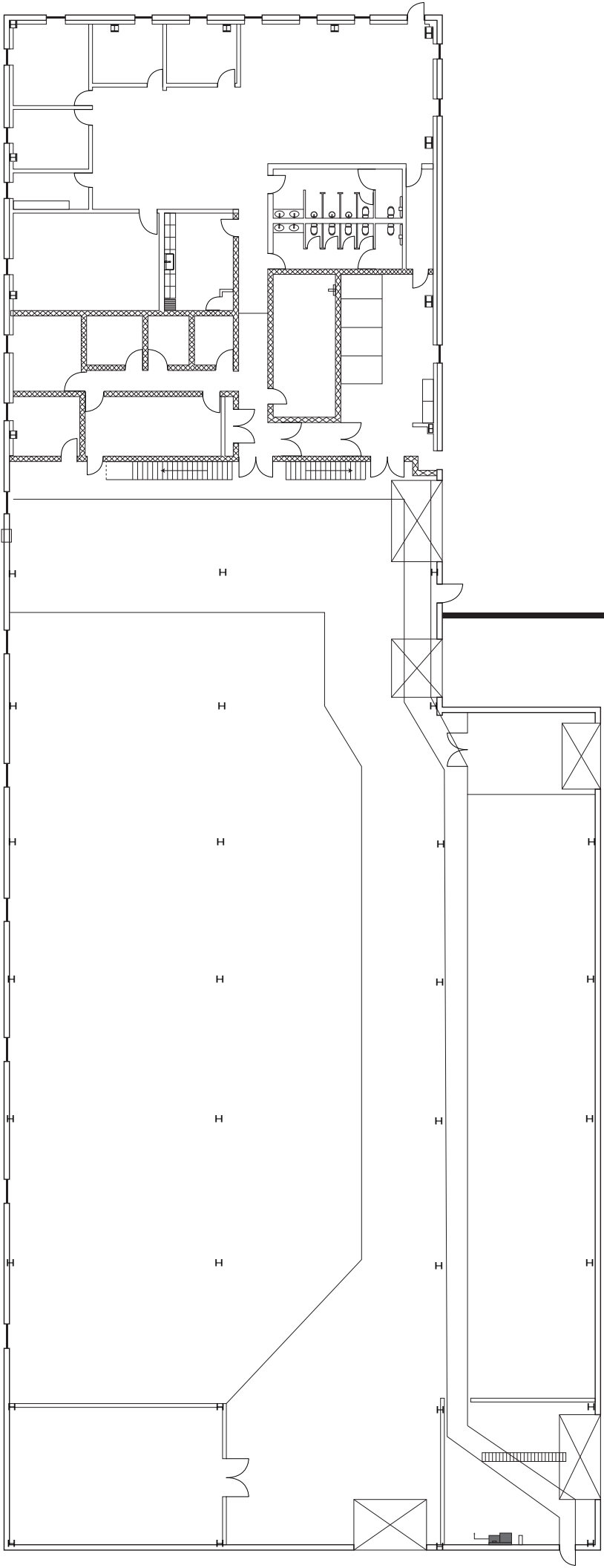
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Floor Plan



Mezzanine Floor Plan

