



Brokerage  
Retail Site Selection  
Investment  
Development  
Project and Construction  
Consulting

Available For Lease/Sale • INDUSTRIAL/FLEX

**4475 44th St. SE**

Kentwood, MI 49512

# Highly Visible Office/Industrial Flex Building

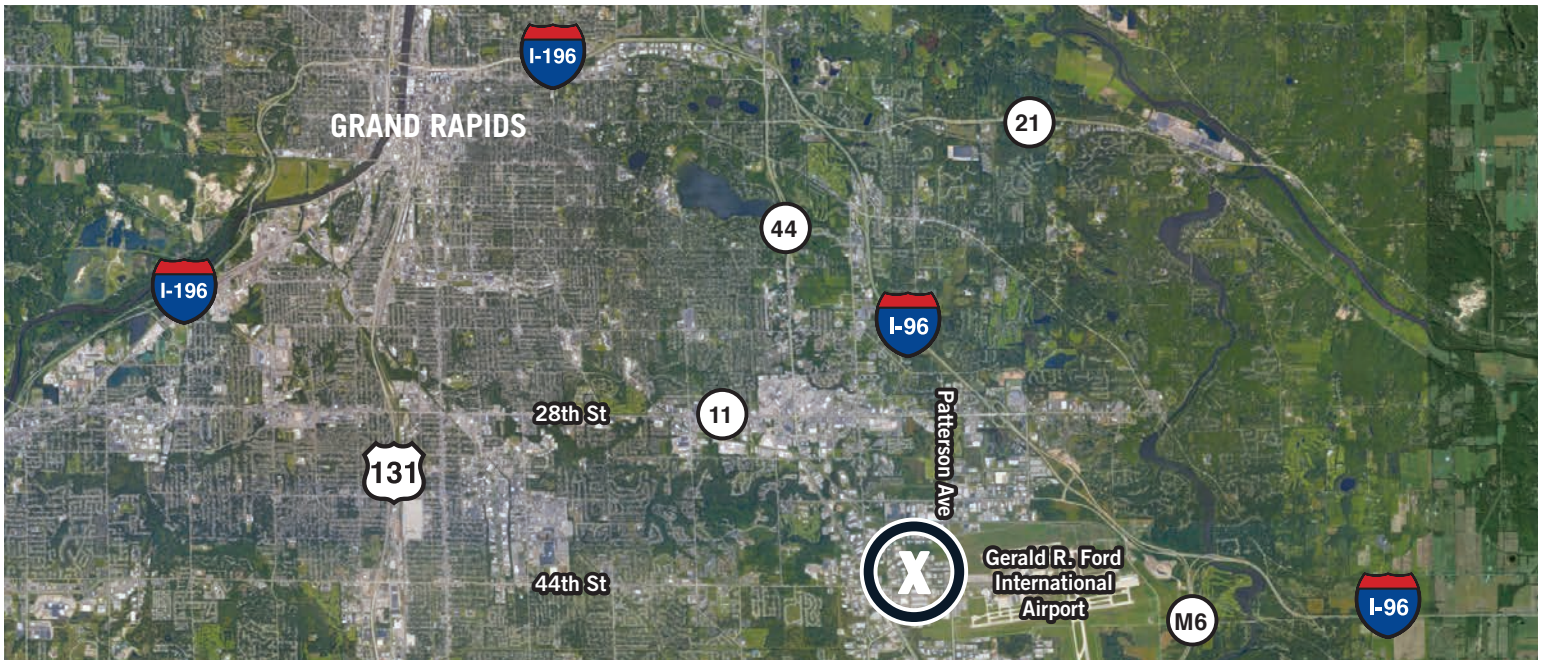


- RATE: \$7.00/SF • SIZE: 8,000 SF • APPROXIMATE NNN = \$1.65/SF •
- SALE PRICE: \$600,000 •

## GREAT SPACE AND GREAT LOCATION

This 8,000 SF free-standing building is built out as office and showroom with a small warehouse area that is approximately 25% of the available SF (i.e., 2,000 SF). There is one dock and two drive-in doors. Some of the office space could be demolished to create more warehouse space. Fantastic location! Just minutes to both I-96 and M-6 Paul B. Henry Fwy.





**FANTASTIC INTERIOR CONDITION**



**MEET YOUR NEIGHBORS:**

**GERALD R. FORD INTERNATIONAL AIRPORT**  
**KENDALL ELECTRIC**

**X-RITE** **FIRST COMPANIES**  
**MONROE**  
**FASTENAL**



**LACKS INDUSTRIES**  
**INTERTEK**  
**FAMILY CHRISTIAN BOOK STORES**

**BUILDING'S AMENITIES**

- GREAT PROXIMITY TO HIGHWAYS
- FANTASTIC CONDITION
- LOADING DOCK
- (2) OVER HEAD DOORS
- 14 PARKING SPACES
- GREAT 44TH STREET SIGNAGE AND VISIBILITY
- I-1 LIGHT INDUSTRIAL ZONING
- OFFICES, SHOWROOM, CONFERENCE ROOM, BREAKROOM, AND WAREHOUSE

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