



**6030 Clyde Park Ave  
Byron Center, MI**

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**FOR  
LEASE**

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## For Lease > 6030 Clyde Park



### Property Overview

6030 Clyde Park Avenue is a to be built multi-tenant industrial building located in Byron Center MI. This new facility will be ready for occupancy in the Summer / Fall of 2019. Building will feature great highway visibility and signage opportunities.

### Lease Information

Suite	RSF	Rate/PSF/Year	Rent/Month	Docks	Doors
1	12,500	\$5.95	\$6,197	1	1
2	16,250	\$5.95	\$8,057	1	1
3	25,000	\$5.95	\$12,395	2	2
4	37,500	\$6.95	\$21,718	3	3
5	48,750	\$5.95	\$24,171	4	4
6	60,000	\$5.95	\$29,750	5	5
7	75,000	\$5.95	\$37,188	5	5
8	90,000	\$5.95	\$44,625	7	7
9	105,000	\$5.95	\$52,062	8	8



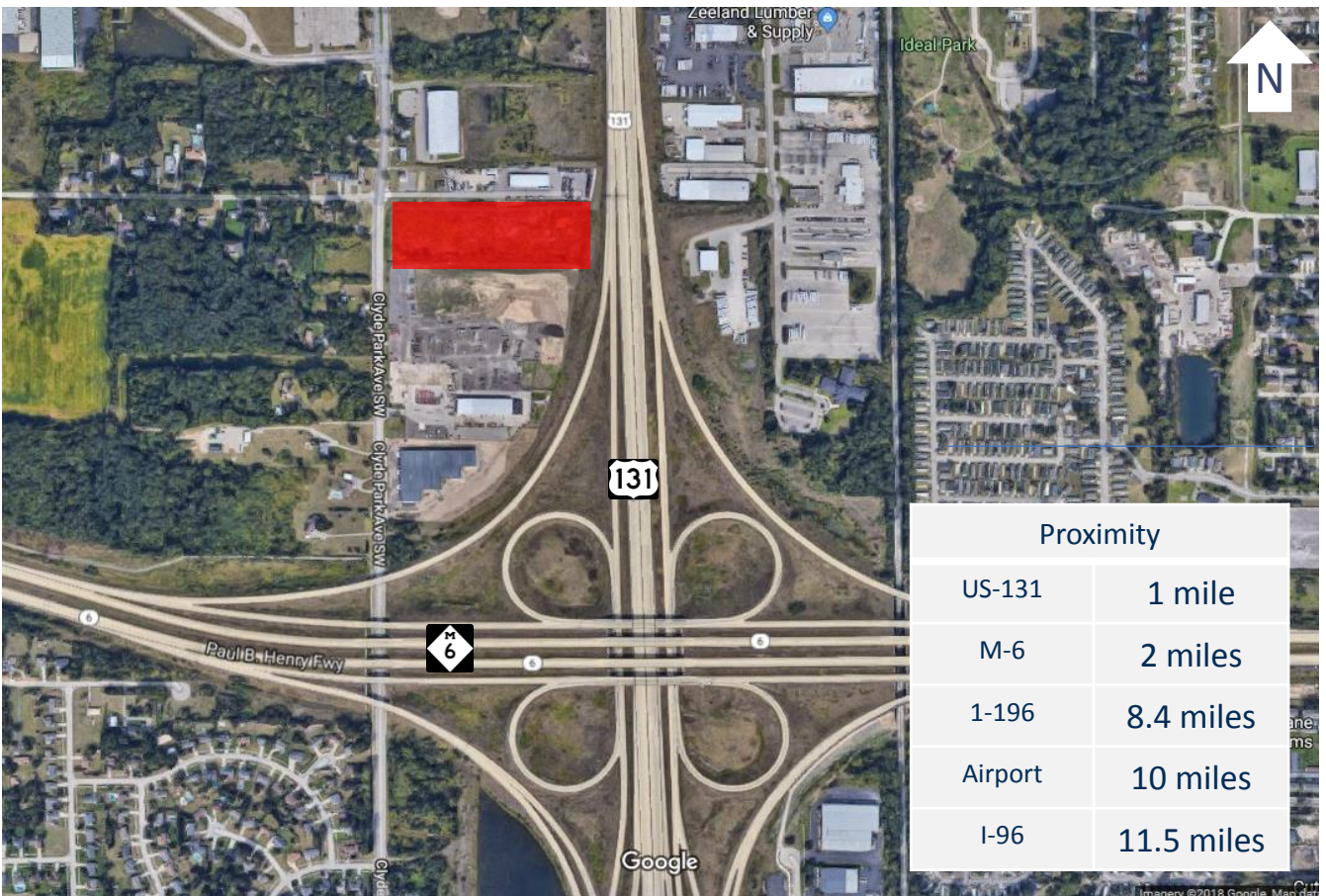
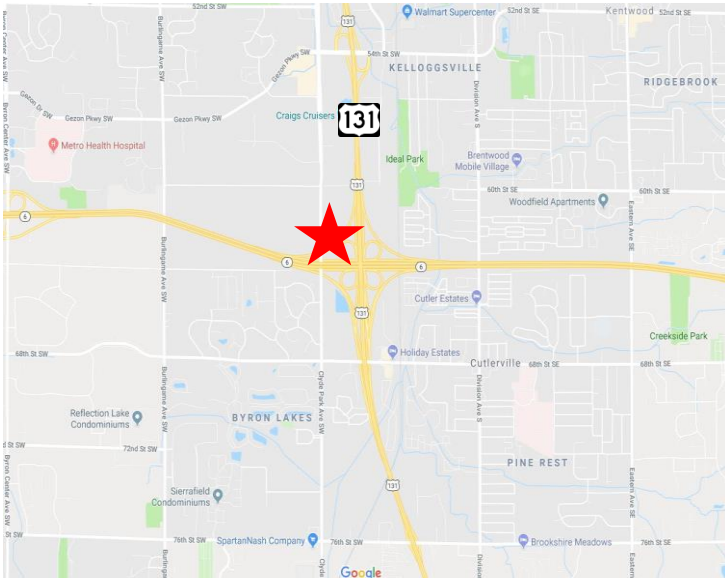


## Building Specifications

<b>Total Building SF:</b>	<b>116,480</b>	Air Conditioning:	Engineered
Mfg/Whs SF:	92%	Lighting:	LED
Office SF:	8-10%	Driveway Surface:	Asphalt
Available SF:	116,480	Parking Spaces:	Ample
Parcel Number:	41-21-01-100-048	Outside Storage:	Possible
Acreage Lot Size:	7.7	Use:	Industrial
Frontage:	330'	Signage:	Highway monument
Year Built:	To be built	Zoning:	Industrial
Levels:	1	Taxing Authority:	Byron Township
Construction:	PEMB	Gas:	Ample
Roof:	Metal	Telephone:	Yes
Clear Height:	24'	Fiber/Internet:	Yes
Sprinklers:	ESFR	Electric:	Consumers Energy
Security System:	None	Water/Sewer:	Municipal
Heating:	Ceiling units	Amps/Volts/X-Phase:	200/480/3 Phase



# Location Maps



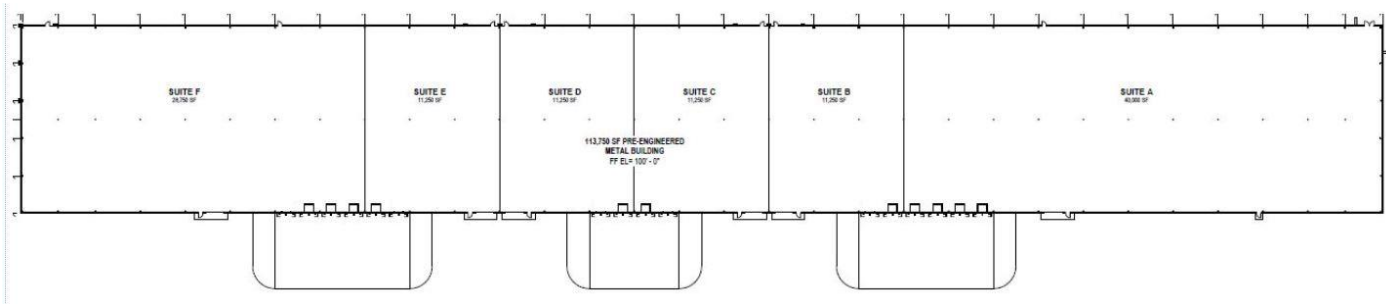
Proximity	
US-131	1 mile
M-6	2 miles
1-196	8.4 miles
Airport	10 miles
I-96	11.5 miles



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## PROPERTY DESCRIPTION

### Floor Plan



### Site Plan

