



**6658 East Paris Ave, SE  
Caledonia, MI 49316**

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**FOR  
LEASE**

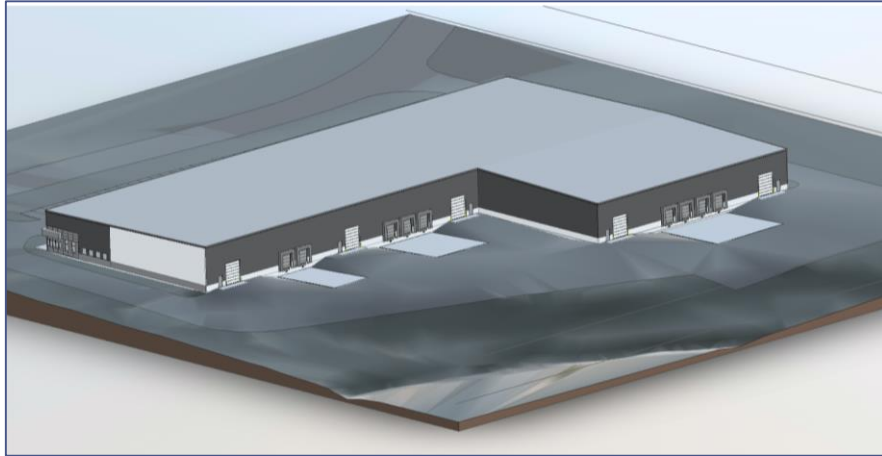
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## For Lease > 6658 East Paris Ave



### Property Overview

6658 East Paris Ave is a to be built multi-tenant industrial building located in Caledonia MI. This new facility will be ready for occupancy in Fall / Winter of 2019. This building will feature 24' clear heights, LED lighting, 5% office buildout as part of lease rate and one dock and OH door per suite. Each suite will be separately metered for utilities.

### Lease Information

Suite	RSF	Rate/PSF/Year	Rent/Month	Docks	Doors
A	12,150	\$5.95	\$6,024	1	1
B	16,200	\$5.95	\$8,033	1	1
C	22,050	\$5.95	\$10,933	2	2
D	24,300	\$5.95	\$12,049	4	2
E	31,725	\$5.95	\$15,730	4	4
F	39,200	\$5.95	\$19,437	5	5
G	71,400	\$5.95	\$35,403	5	5



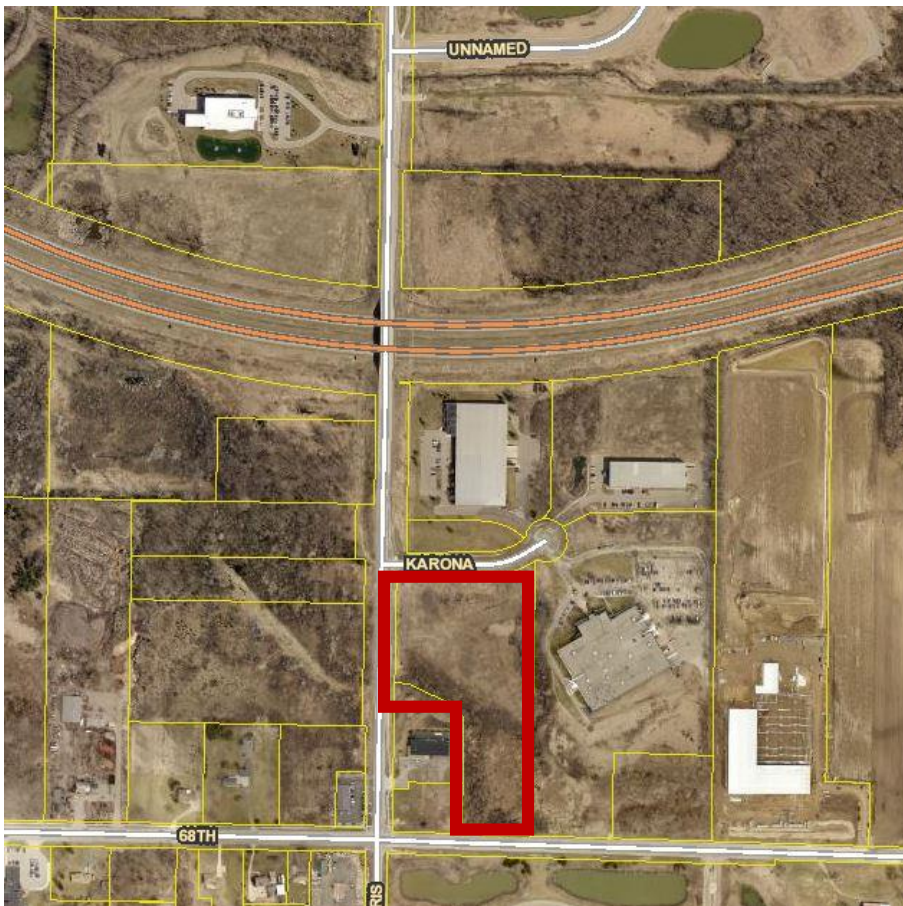
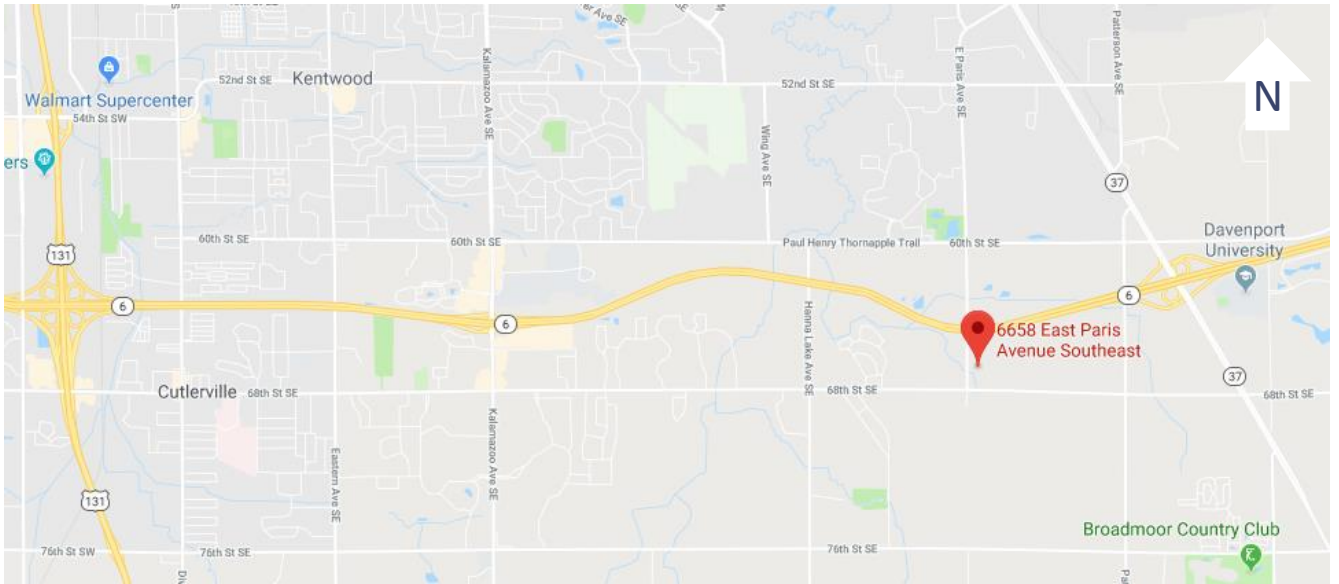


## Building Specifications

<b>Total Building SF:</b>	<b>71,400</b>	<b>Air Conditioning:</b>	<b>Engineered</b>
Mfg/Whs SF:	95%	Lighting:	LED
Office SF:	5%	Driveway Surface:	Asphalt
Available SF:	71,400	Parking Spaces:	Ample
Parcel Number:	41-22-01-300-032	Outside Storage:	Possible
Acreage Lot Size:	10	Use:	Industrial
Frontage:	560'	Signage:	building
Year Built:	To be built	Zoning:	Industrial
Levels:	1	Taxing Authority:	Gaines 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 > 6658 East Paris Ave



PROPERTY DESCRIPTION

Site Plan

