

FOR SALE OR LEASE

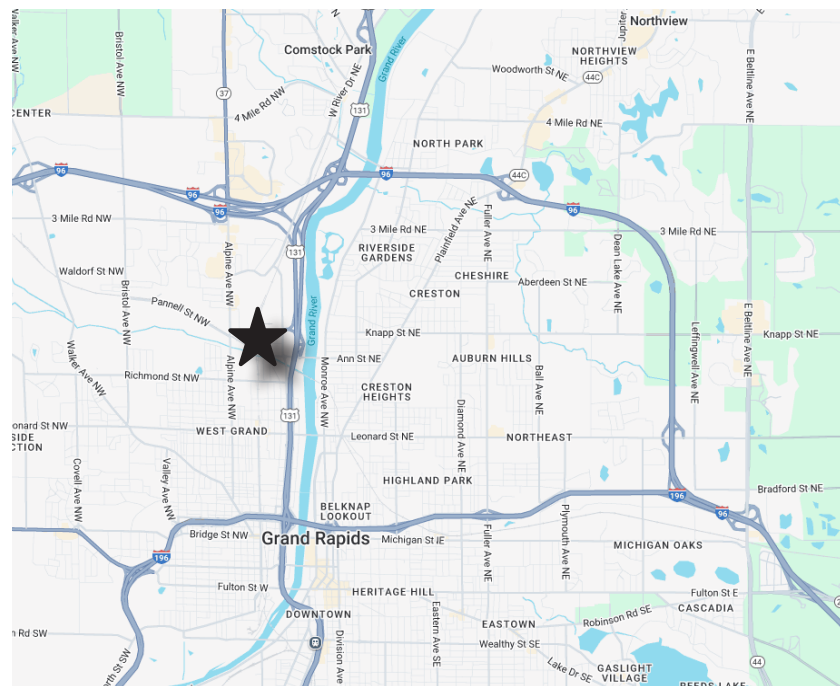
**1959 Sterling Avenue NW
Grand Rapids, MI 49504**



Google Earth

SPACE HIGHLIGHTS

- **Reduced Price: \$615,000**
- **Lease Rate: \$5.50/SF NNN**
- **Five Grade Doors**
- **Cranes**
 - One in-place crane
 - Crane rails in larger warehouse
- **Small fenced yard**
- **Great storage buildings**
- **Zoned: Industrial Transport**
- **Immediate access to US-131**
- **Close to Downtown Grand Rapids**
- **Assumable land contract with favorable terms**



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PROPERTY INFORMATION

Address	1959 Sterling Avenue NW Grand Rapids, MI 49504
Total Building Area	7,406 SF
Office Area	506 SF
Industrial Area	6,900 SF
Primary Use	Warehouse
Property Class	C
Year Built/Renovated	1950 / 2008
Roof	Metal
Total Acreage	0.51
Auto Parking	1.08 / 1,000 SF
Loading	4 grade level doors
Zoning	Industrial Transport
Outside Storage / Trailer Staging	0.13 acres of fenced yard
Ceiling Height	11' - 18'
Power	400a / 480v / 3p
Fire Suppression	None
Cranes	One crane. Two sets of rails.
Asking Rate	\$5.50/SF
Operating Expenses	\$2.00 PSF (estimated)
Asking Price	\$615,000
Taxes	\$12,224.70 (\$1.65/SF)

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PHOTOS



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