



Industrial For Sale or Lease

Property Name:
Location: 832 E. Washington Street
City, State: Ionia, MI
Cross Streets: M-21/Washington
County: Ionia
Zoning: Commercial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	14,820	Building Type:	Built	Mezzanine:	N/A
Available Sq. Ft.:	14,820	Available Shop Sq. Ft.:	14,820	Office Dim:	N/A
		Available Office Sq. Ft.:	0	Shop Dim:	N/A

PROPERTY INFORMATION

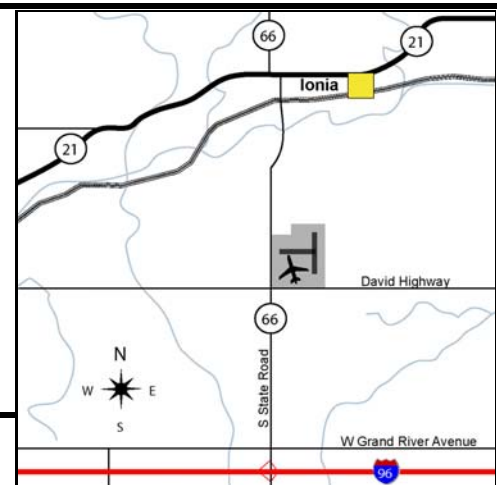
Freestanding:	Yes	Year Built:	1965 (Retrofit: 2001)
Clear Height:	10' - 18'	Sprinklers:	No
Grade Level Door(s):	4	Signage:	Yes
Truckwells or Docks:	0	Exterior:	N/A
Exterior Construction:	Block/Brick	Roof:	comp. & rubber
Structural System:	Block	Floors:	Concrete
Air-Conditioning:	Central	Floor Drains:	No
Heating:	F/A Gas	Acres:	4.080
Availability:	Immediately	Land Dimensions:	Irregular
Power (Amps/Volts):	400 Amps, 480 Volts, 3 Phase		

PRICING INFORMATION

Lease Rate:	\$1.50	Mthly Rate:	\$1,852.50	Deposit:	N/A
Lease Type:	NNN	Lease Term:	12-36 Months	TD:	N/A
Sale Price:	\$195,000 (\$9.46/sqft)	Taxes:	\$9,770 ('12)	Parcel #:	060-200-000-230-00
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	NNN				

COMMENTS

Multiple buildings, large yard for storage of material, etc. Great for contractors yard, building materials supplier, equipment dealer, etc.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Cathy Bottema, (616) 262-8395, cbottema@signatureassociates.com