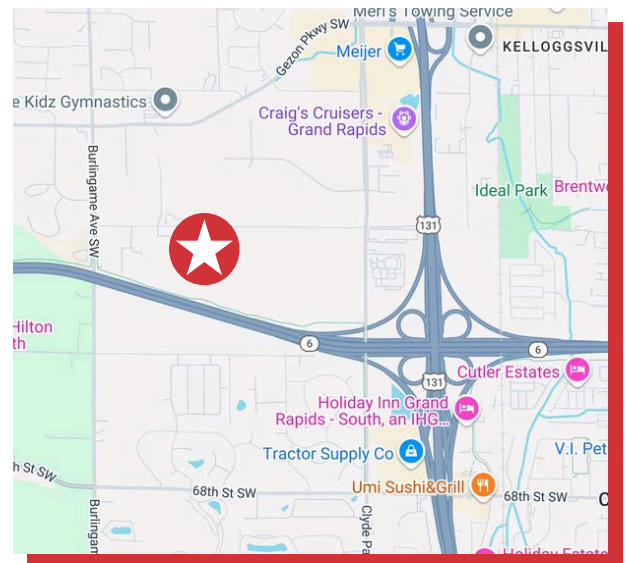




1250 60TH ST SW BYRON CENTER, MI 49315

- 12-24 month lease term
- Immediate occupancy
- High quality space
- 3,057 SF of office space & up to 26,820 SF of warehouse
- Building built in 2021
- Up to 3,000 amps of 480v power
- ESFR fire protection



FOR MORE INFORMATION, CONTACT:

STUART KINGMA, SIOR

616.581.5000

skingma@naiwwm.com



naiwwm.com | 616.776.0100

PROPERTY OVERVIEW

FOR LEASE
INDUSTRIAL SPACE

The property located at 1250 60th St SW is unlike anything currently available in today's marketplace. This facility is fully outfitted, featuring 3,057 SF of office space along with separate, stand-alone warehouse spaces.

The building offers 3,000 amps of 480V power, ESFR fire protection, and a high-quality, motion-sensitive LED lighting system throughout. The warehouse is move-in ready for immediate occupancy and provides flexible lease terms.

This is one of the nicest industrial spaces on the market, highly desirable for a wide range of users. Opportunities like this are rare and will not last long.

PROPERTY - BUILDING INFORMATION

Total Building Size:	133,783 SF
Warehouse SF:	130,726 SF
Office SF:	3,057 SF
Year Built:	2021
Acreage:	16.3 acres
Construction:	Pre-Engineered Steel
Roof:	Standing Seam Metal
Floors / Mezzanine:	Yes
Eave Height:	26'
Elevators:	No
Security System:	No
Signage:	No
Parking:	On-site; Ample spaces
Zoning:	I-1 Industrial



 **1251 60TH ST SW**
BYRON CENTER, MI 49315

NAI Wisinski of
West Michigan

BUILDING OVERVIEW

FOR LEASE
INDUSTRIAL SPACE

WAREHOUSE INFORMATION

Warehouse SF:	130,726 SF
Floors:	One - Concrete
Air Conditioning:	No
HVAC:	Gas/Forced Air
Ceiling Height:	26' at eave
Spinklered:	Yes - ESFR
Lighting:	LED
Electric Service:	3,000 amps, 480v, 3 phase
Column Spacing:	Varies
Grade Level Doors:	4
Loading Docks:	8
Rail Siding:	N/A
Floor Drains:	Yes
Compressed Air:	Yes
Cranes:	No
Shop Office:	Yes
Shop Lunch Room:	Yes
Shop Restroom:	Yes

LEGAL DESCRIPTION

PART OF SW 1/4 COM AT S 1/4 COR TH N ALONG N&S 1/4 LINE TO N LINE OF S 1/2 SW 1/4 TH W ALONG SD N LINE TO NWLY LINE OF VACATED ELM ST /66 FT WIDE/ OF VILLAGE OF ROSS STATION TH SWLY ALONG SD NWLY LINE TO SWLY LINE OF VACATED 1ST ST /48 FT WIDE/ OF SD PLAT TH SELY ALONG SD SWLY LINE TO S SEC LINE TH E ALONG S SEC LINE TO BEG EX S 400 FT OF E 140 FT & EX THAT PART LYING S OF N LINE OF S 1/2 SW 1/4 & ELY OF CL OF A CREEK RUNNING NLY INTO HILTON LAKE * SEC 26 T5N R12W 13.69 A. SPLIT/COMBINED ON 02/18/2016 FROM 41-21-26-400-018; SPLIT/COMBINED ON 12/18/2018 FROM 41-21-26-400-028, 41-21-26-400-019, 41-21-26-400-020, 41-21-26-300-018;

OFFICE INFORMATION

Office SF:	3,057 SF
Floors:	1
Air Conditioning:	Yes
HVAC:	Gas/Forced Air
Ceiling Height:	10'
Spinklered:	Yes
Lighting:	LED
Communication Equipment:	Possible
Private Offices:	Yes
Conference Room:	Yes
Lunch Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes



 **1251 60TH ST SW**
BYRON CENTER, MI 49315

NAI Wisinski of
West Michigan

LEASE OVERVIEW

FOR LEASE
INDUSTRIAL SPACE

LEASE INFORMATION

Lease Type:	NNN
Terms:	12-24 months
Tenant Provides:	Taxes, Insurance, Water, Sewer, Electric, Air Conditioning, Gas/Heat, Snow Removal, Janitorial, Refuse Removal, & Phone
Landlord Provides:	Roof & Structural
Municipality:	City of Wyoming
PPN:	41-21-02-600-010
Assessed Value:	\$6,156,200.00
Taxable Value:	\$5,744,732.00
Summer Taxes:	\$258,409.24
Winter Taxes:	\$92,877.18
Total Taxes:	\$351,286.42
Present Use:	Warehousing/Manufacturing
Possession:	At Lease Signing

AVAILABILITY

SUITE	WAREHOUSE SF	OFFICE SF	DOCKS/OHD	TOTAL SF	RATE PSF/Y	MONTHLY BASE RENT	CAM MONTHLY (\$2.50/PSF)	TOTAL MONTHLY RENT
Suite A	26,820 SF	-	shared	26,820 SF	\$4.95	\$11,063.25	\$5,587.50	\$16,650.75
Suite 1	-	3,057 SF	-	3,057 SF	\$9.95	\$2,534.76	\$636.88	\$3,171.64
Suites A & 1	26,820	3,057 SF	shared	29,877 SF	\$5.46	\$13,598.01	\$6,224.38	\$19,822.39

UTILITIES

Electric:	Consumers Energy
Natural Gas:	DTE Energy
Storm Sanitary Sewer:	City of Wyoming
Water:	City of Wyoming

 **1251 60TH ST SW**
BYRON CENTER, MI 49315

NAI Wisinski of
West Michigan

OFFICE

FOR LEASE
INDUSTRIAL SPACE



 **1251 60TH ST SW**
BYRON CENTER, MI 49315

NAI Wisinski of
West Michigan

WAREHOUSE

FOR LEASE
INDUSTRIAL SPACE



 **1251 60TH ST SW**
BYRON CENTER, MI 49315

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West Michigan

PHOTOS

FOR LEASE
INDUSTRIAL SPACE



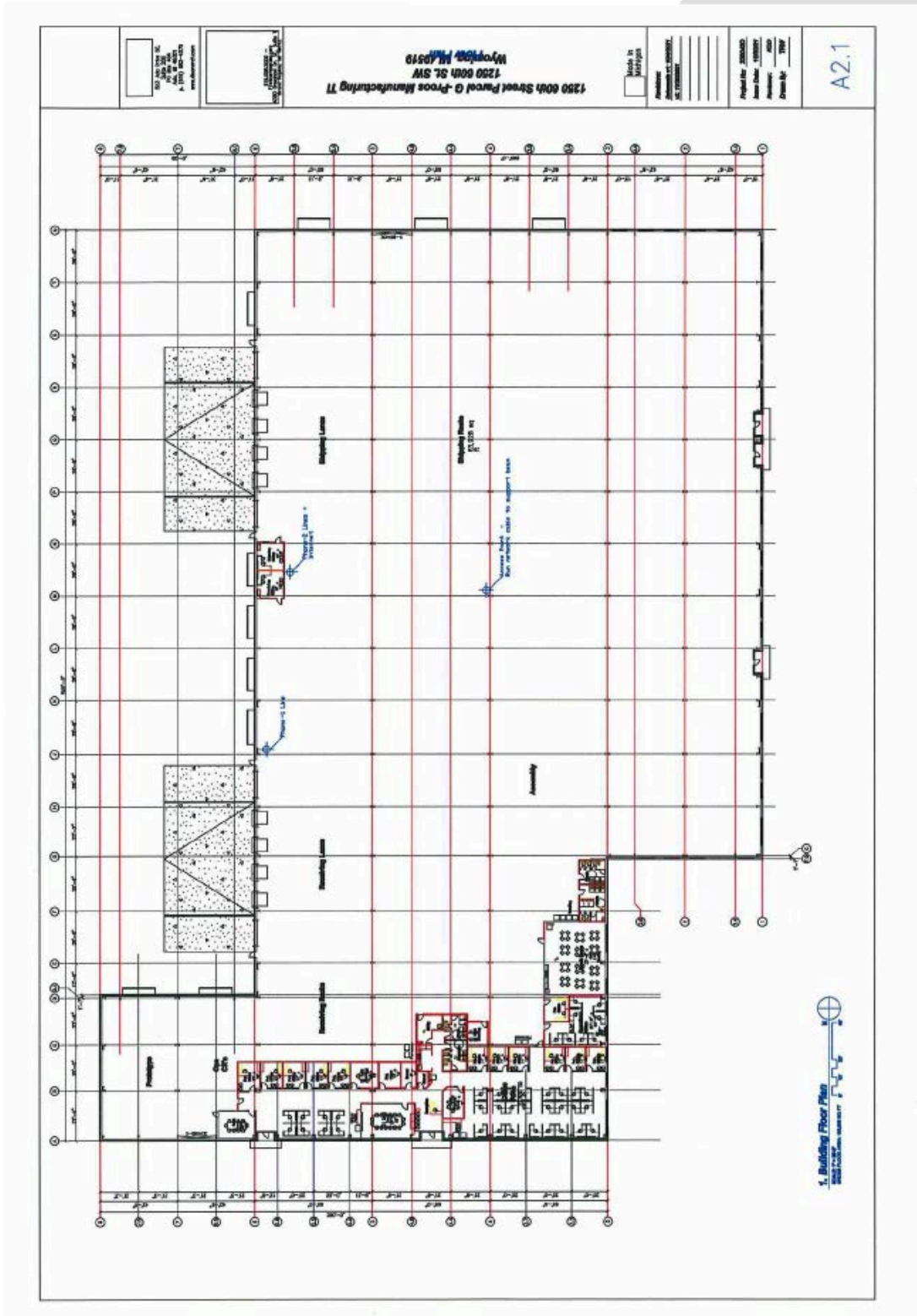
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BYRON CENTER, MI 49315

NAI Wisinski of
West Michigan

FLOOR PLAN

BUILDING

FOR LEASE
INDUSTRIAL SPACE



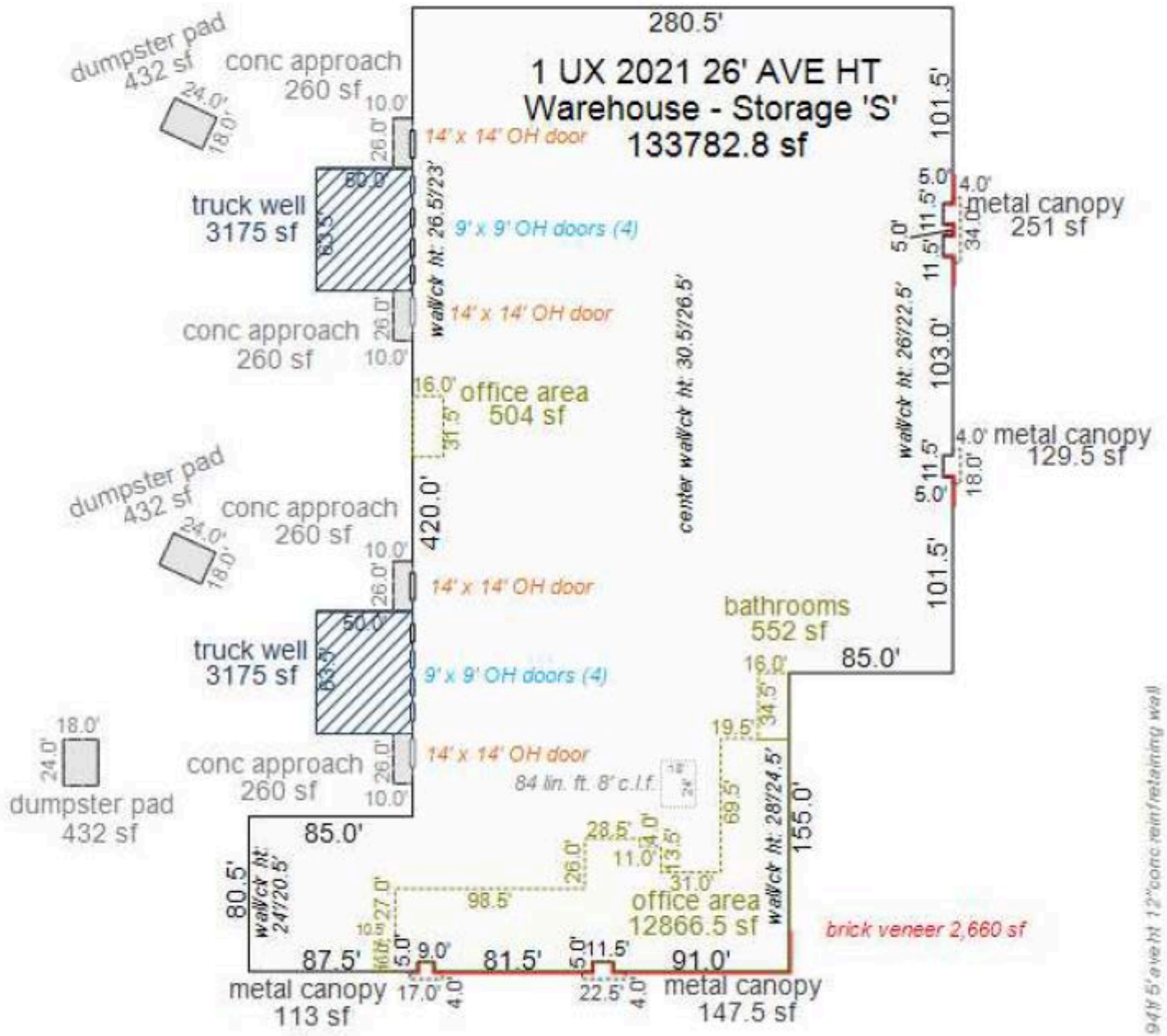
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BYRON CENTER, MI 49315

NAI Wisinski of
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FLOOR PLAN

WAREHOUSE

FOR LEASE
INDUSTRIAL SPACE



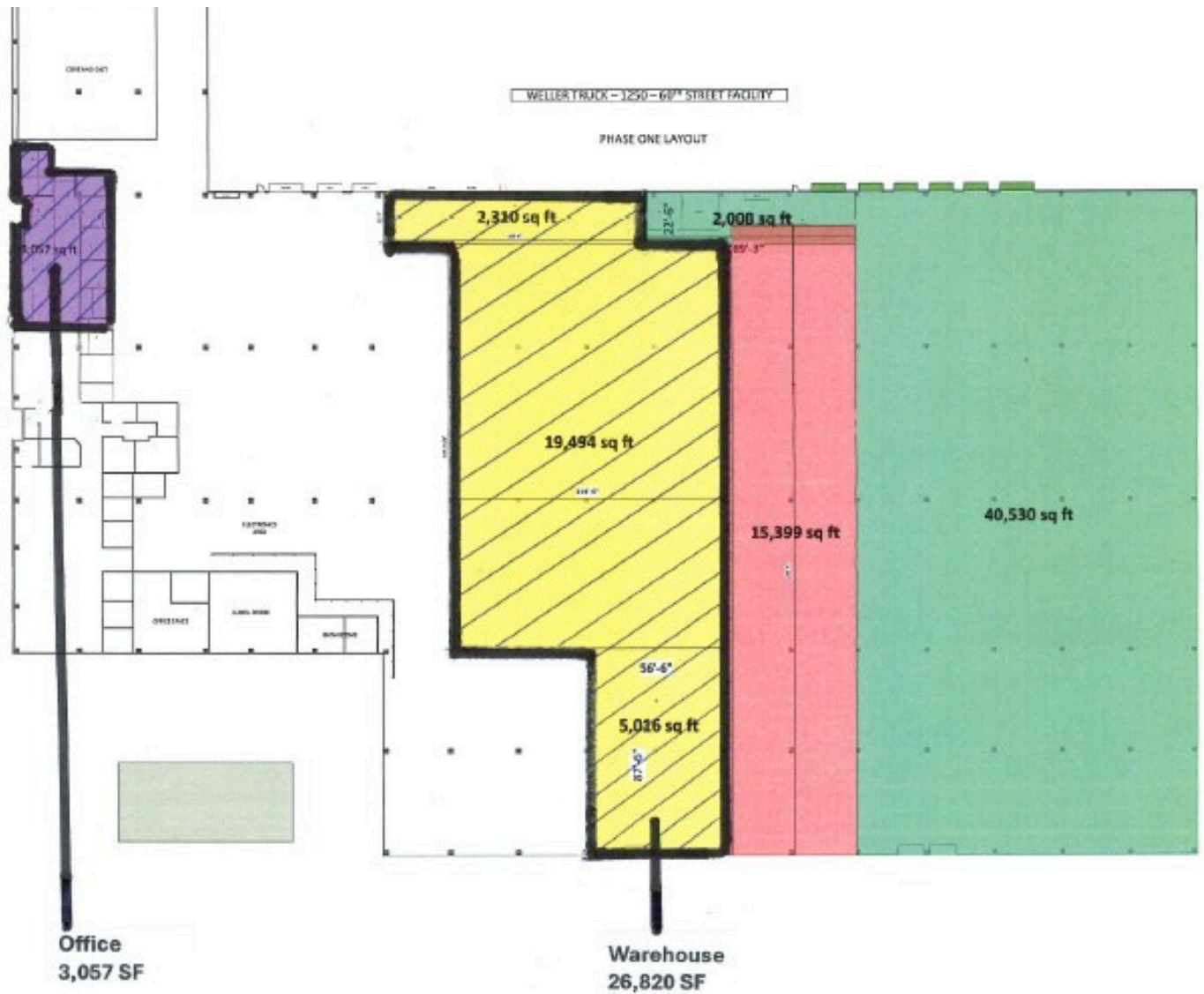
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BYRON CENTER, MI 49315

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FLOOR PLAN

SUITE A AND SUITE 1

FOR LEASE
INDUSTRIAL SPACE



 **1251 60TH ST SW**
BYRON CENTER, MI 49315

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PARCEL MAP

FOR LEASE
INDUSTRIAL SPACE

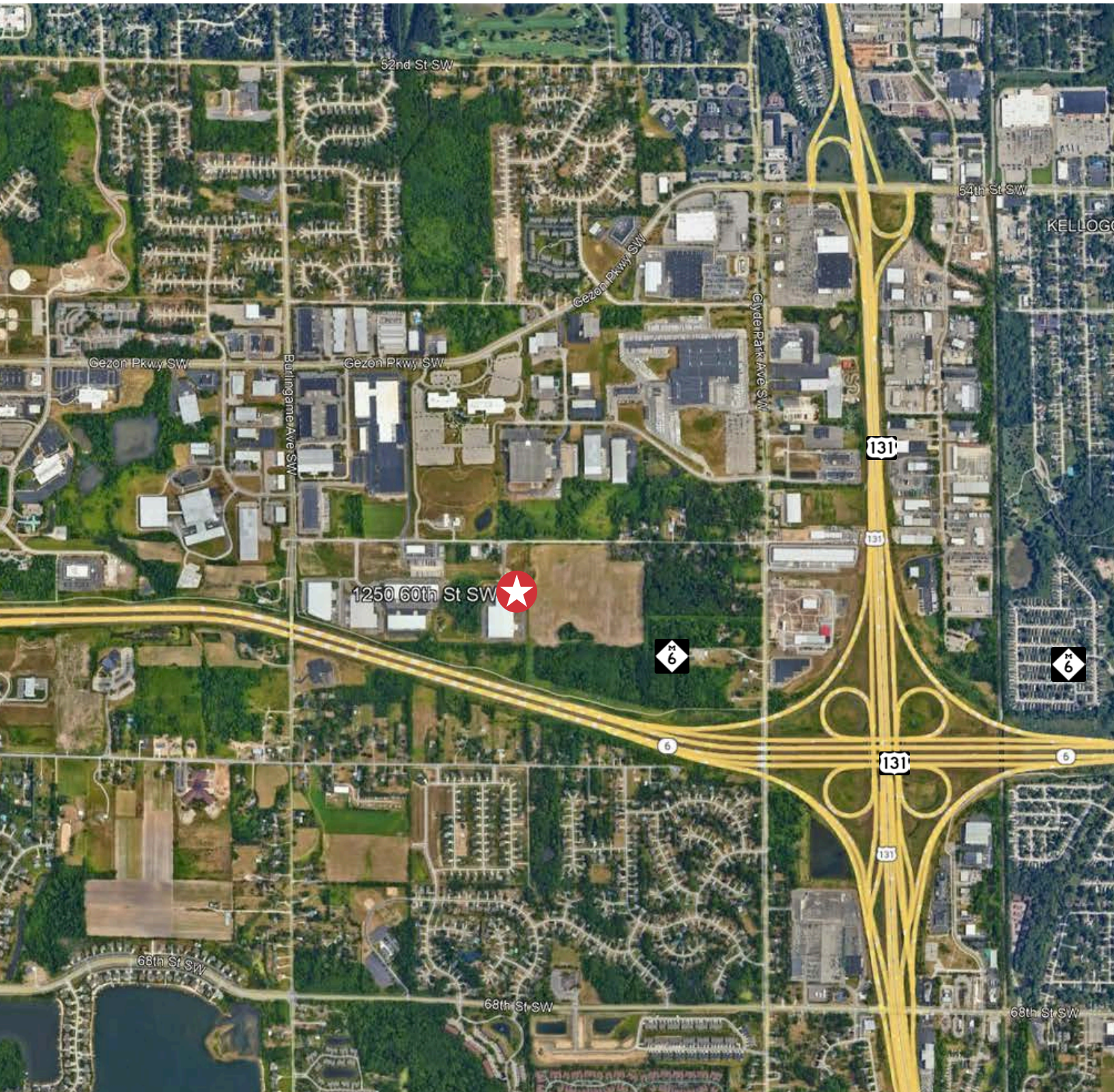


 **1251 60TH ST SW**
BYRON CENTER, MI 49315

NAI Wisinski of
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AERIAL MAP

FOR LEASE
INDUSTRIAL SPACE



 **1251 60TH ST SW**
BYRON CENTER, MI 49315

NAI Wisinski of
West Michigan

ZONING MAP

FOR LEASE
INDUSTRIAL SPACE

City of Wyoming, Michigan
November 15th, 2022
ZONING MAP

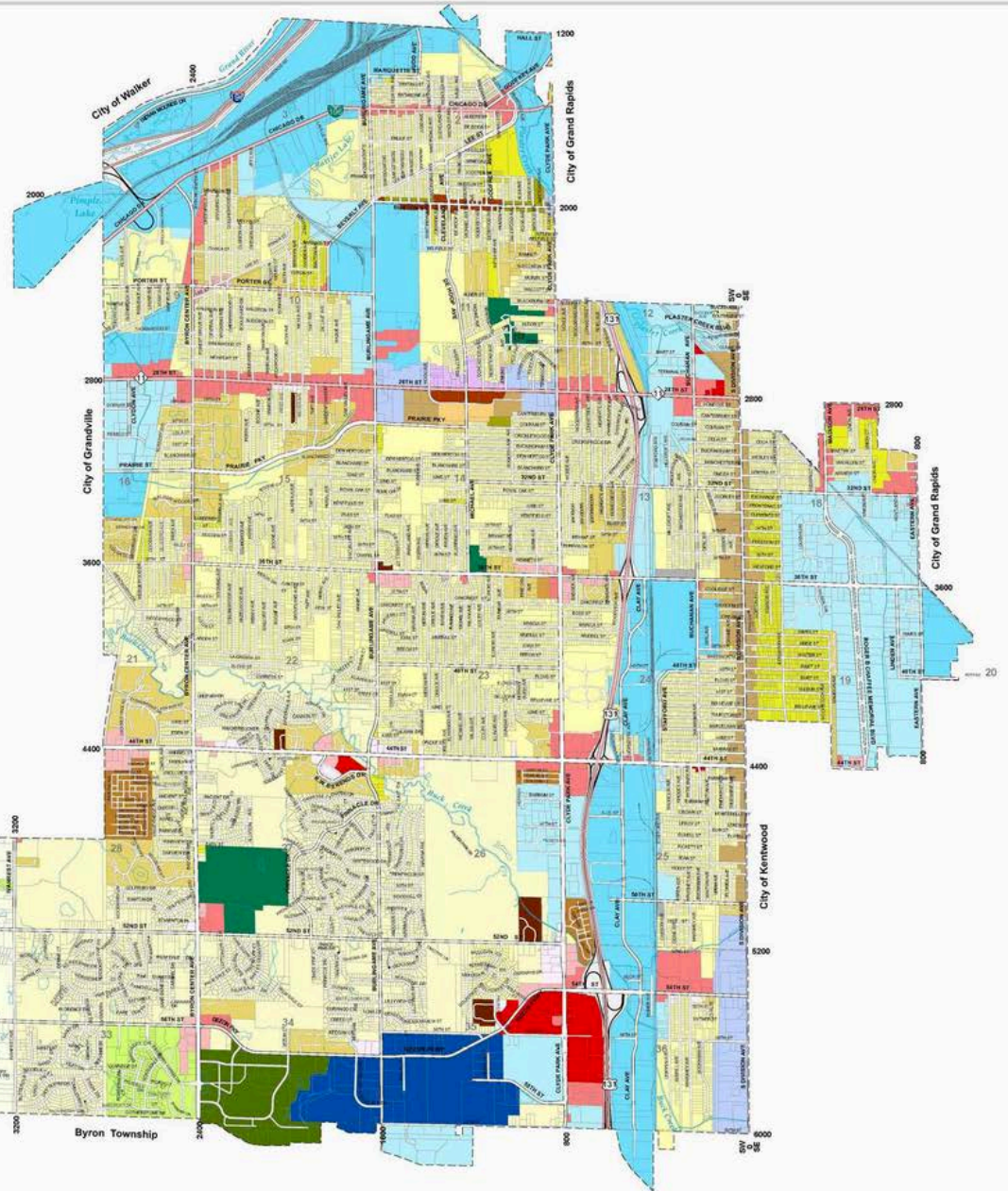
MAP LEGEND

	Zoning Code		FBC-03
	ER		FBC-04
	R-1		FBC-05
	R-2		FBC-06
	R-3		R0-1
	R-4		PUD-1
	R-5		PUD-2
	R-6		PUD-3
	R-7		PUD-4
	B-1		I-1
	B-2		I-2
	B-3		I-3
	FBC-02		I-4
	FBC-01		I-5

City of Wyoming Zoning Map
Derived from official City of Wyoming data through the Regional Geographic Information System (REGIS).
This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not guaranteed for accuracy and should be verified through other means. Any duplication is prohibited under copyright laws and the Enhanced Access to Public Records Act, PA 421 of 1996, as amended.

Scale: 0 370 740 1480 2220 3360 3700 4440 Feet

Questions regarding this map may be directed to:
City of Wyoming, Department of Planning & Economic Development
PO Box 505, 1150 28th St SW, Wyoming, Michigan 49569-0505
(616) 530-7258 - Fax: (616) 249-3442 - plan_info@wyomingmi.gov
<http://www.ci.wyoming.mi.us/PDFServices.htm>
The City of Wyoming Zoning Code and Form Based Code (FBC) can be accessed here:
<https://www.wyomingmi.gov/about-wyoming/City-Departments/Inspections/>

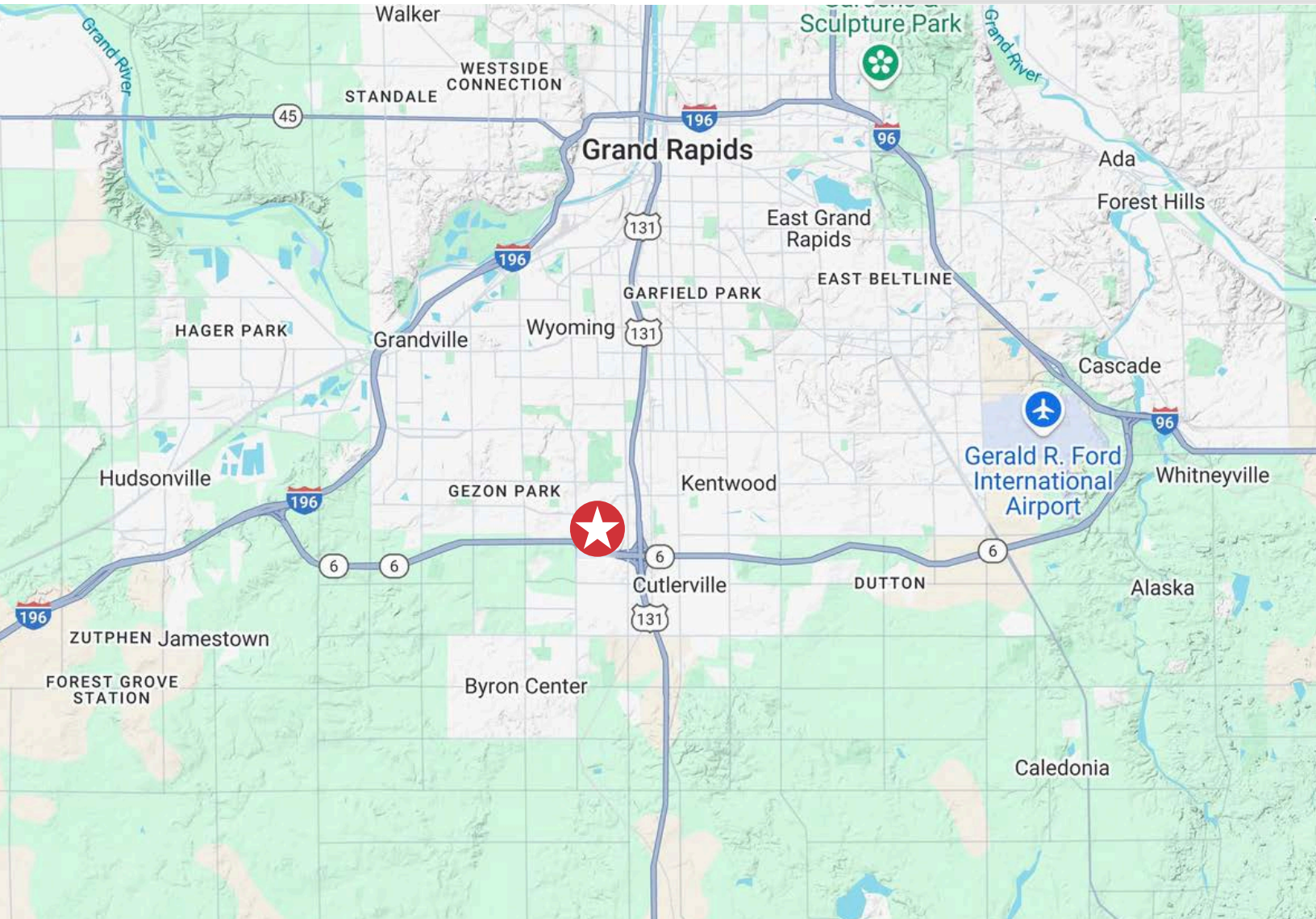


1251 60TH ST SW
BYRON CENTER, MI 49315

NAI Wisinski of
West Michigan

LOCATION MAP

FOR LEASE
INDUSTRIAL SPACE



PROXIMITY

US-131	1.54 miles
I-196	7.78 miles
I-96	13.38 miles
M-6	2.21 miles
Gerald R. Ford International Airport	12.84 miles

 **1251 60TH ST SW**
BYRON CENTER, MI 49315

NAI Wisinski of
West Michigan

LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

BEST OF THE MIDWEST AWARD

Holland

BUSINESS INSIDER


US CITIES WITH THE BEST QUALITY OF LIFE 2024

Grand Rapids

W WalletHub

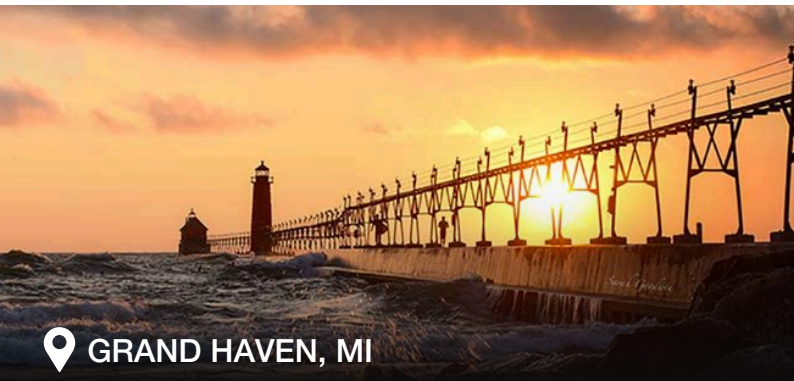
BEST SMALL CITIES FOR STARTING A BUSINESS

Muskegon

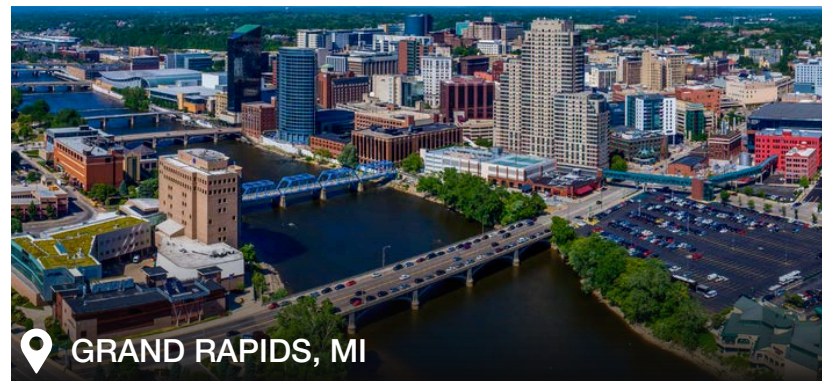


THE ONLY OFFICIAL COAST GUARD CITY, USA

Grand Haven



GRAND HAVEN, MI



GRAND RAPIDS, MI



HOLLAND, MI



MUSKEGON, MI



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