



**4236 12th Street
Wayland, MI 49348**

AVAILABILITY

- Multiple Suites:
11,432 - 55,200 SF

TERMS

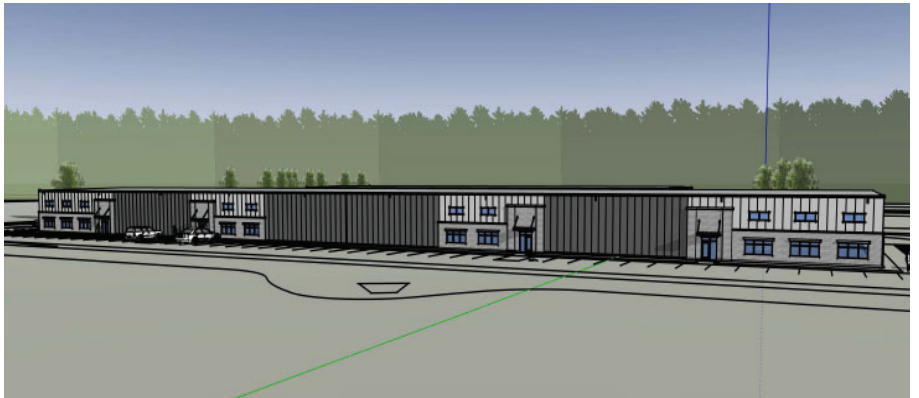
- 60 - 120 months, NNN
- Rate/SF: \$8.75 - \$9.25
depending on suite size

BUILDING AMENITIES

- **NEW INDUSTRIAL SPACE**
- **LED LIGHTING**
- **ESFR FIRE PROTECTION**
- **6" CONCRETE FLOORS**
- **POWER TO BE DETERMINED BY
USE 200 AMP -1,200 AMP**
- **EACH SUITE HAS 2 DOCKS -
9X9 WITH SEALS**
- **EACH SUITE HAS 1 - 12'X14'
DRIVE IN DOOR**
- **24' EAVE HEIGHT**
- **RATE INCLUDES 5% STANDARD
OFFICE BUILD OUT.**



BUILDING 1



BUILDING 2

FOR LEASE - NEW INDUSTRIAL SUITES

4236 12th Street, Wayland, MI 49348

NEW INDUSTRIAL SUITES AVAILABLE LATE SUMMER / EARLY FALL 2025

New industrial building with multiple sized suites available in Wayland, just off of US-131 expressway. Suites will include 2 docks and 1 drive in door each, ESFR fire protection, LED lighting, 6" concrete floors, 24' eave height and rate will include 5% standard office build-out.

CONTACT US

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AGENT: ZACH BAKER
O: 616.698.5000 Ext. 123 **M:** 616.916.8166
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FIRST COMPANIES

BUILDING	SUITE	TOTAL SF	RATE/SF	RATE/MONTH	DOCKS/ DRIVE-INS
1	A	11,432	\$9.25	\$9,288.50	2 / 1
1	B	11,432	\$9.25	\$9,288.50	2 / 1
1	C	11,432	\$9.25	\$9,288.50	2 / 1
1	D	11,432	\$9.25	\$9,288.50	2 / 1
1	A & B	22,864	\$9.00	\$17,624.33	4 / 2
1	C & D	22,864	\$9.00	\$17,624.33	4 / 2
1	A, B & C	34,296	\$9.00	\$25,579.10	6 / 3
1	BUILDING	45,728	\$8.75	\$34,105.47	8 / 4
2	A	15,600	\$9.25	\$12,675.00	2 / 1
2	B	12,000	\$9.25	\$9,750.00	2 / 1
2	C	12,000	\$9.25	\$9,750.00	2 / 1
2	D	15,600	\$9.25	\$12,675.00	2 / 1
2	A & B	27,600	\$9.00	\$21,275.00	4 / 2
2	C & D	27,600	\$9.00	\$21,275.00	4 / 2
2	B & C	24,000	\$9.00	\$18,500.00	4 / 2
2	A, B & C	39,600	\$9.00	\$29,535.00	6 / 3
2	BUILDING	55,200	\$8.75	\$41,170.00	8 / 4



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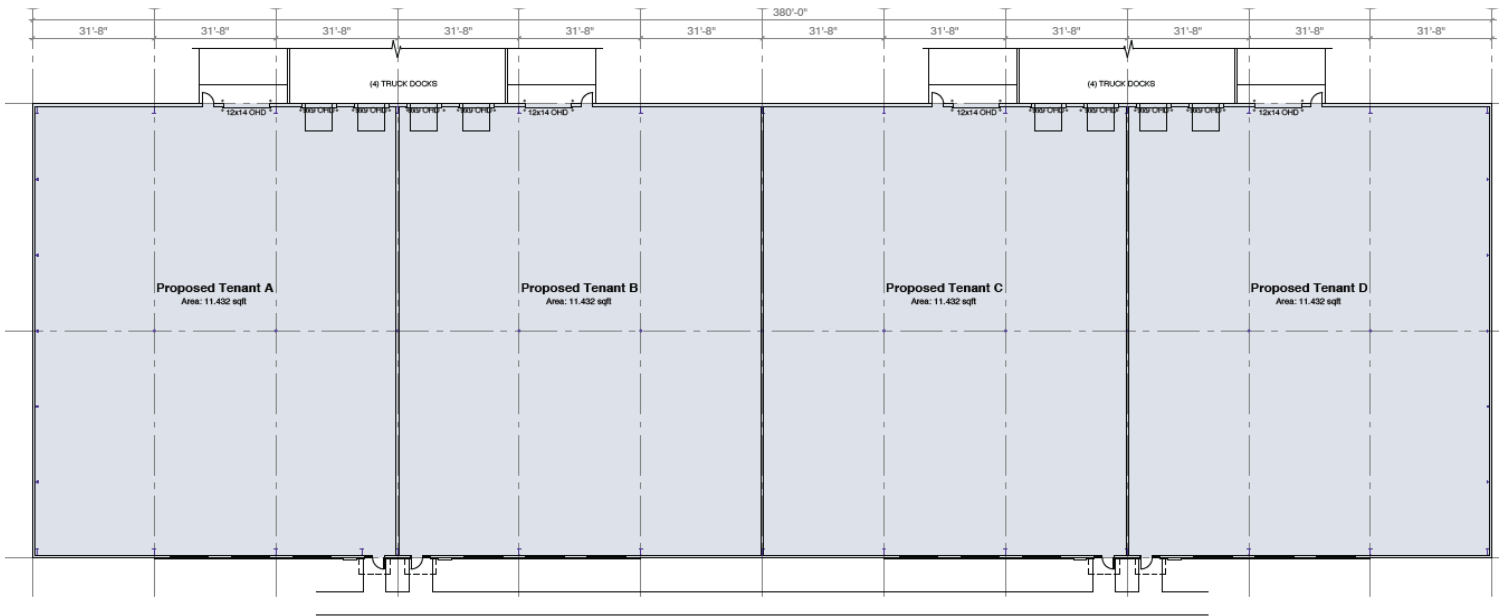
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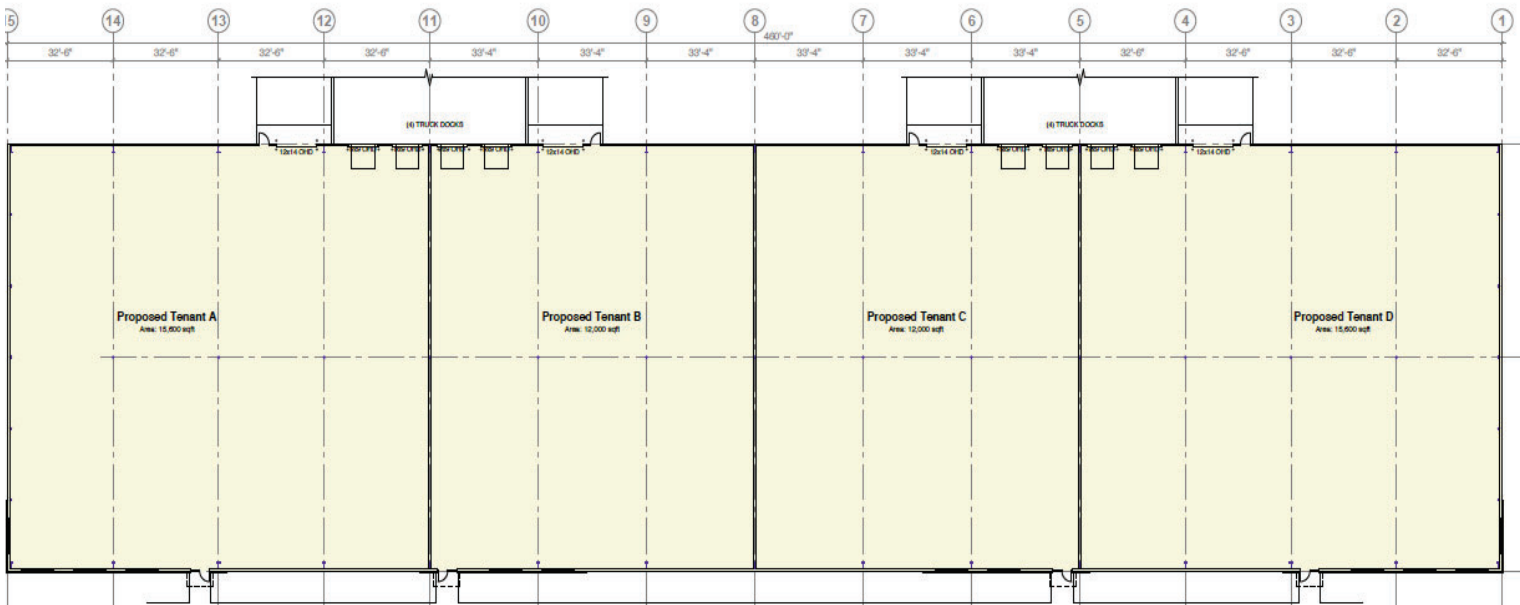
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BUILDING 1



BUILDING 2



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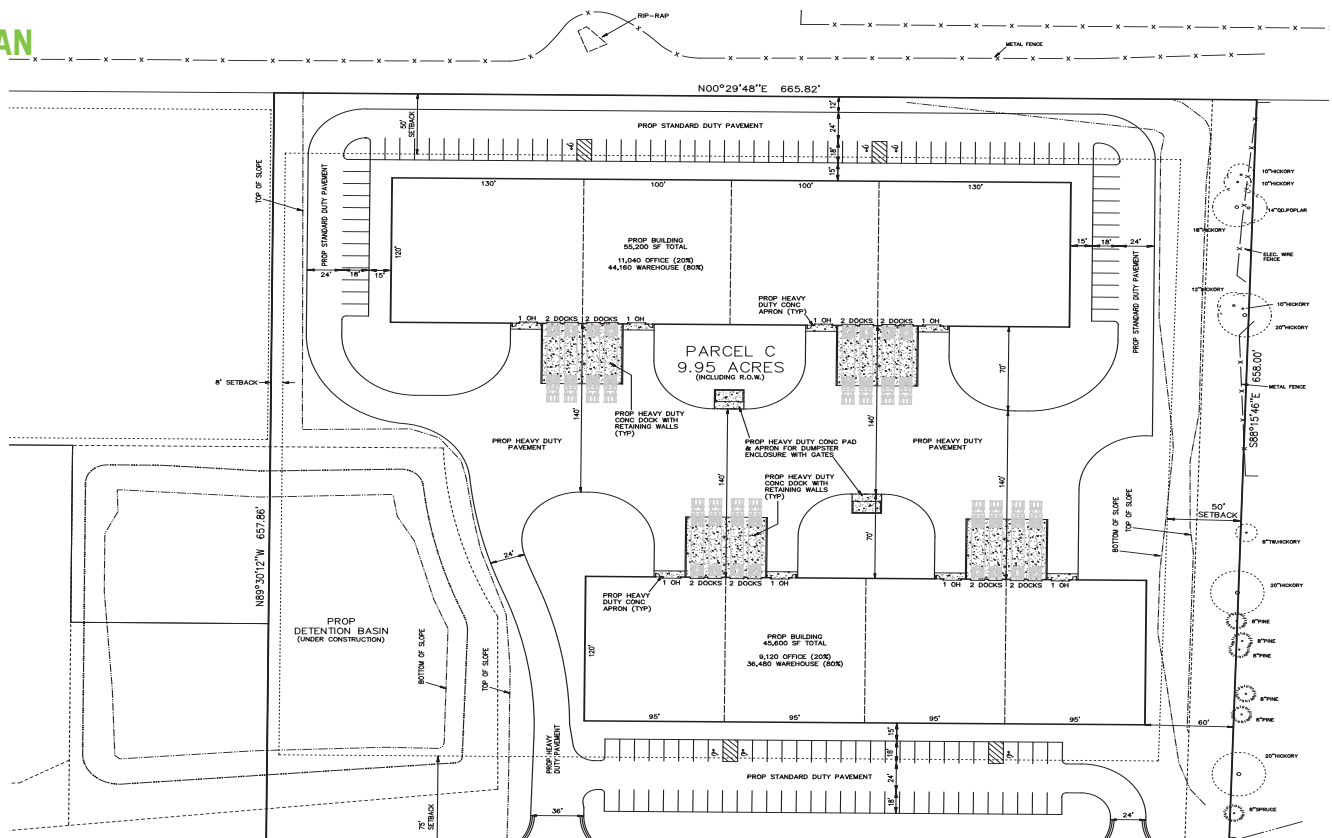


FIRST COMPANIES

SATELLITE MAP



SITE PLAN



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