

4525 Clay Ave SW  
Wyoming, MI 49548



2,640  
Square Feet



\$18.18  
Lease Rate/SF



Gross  
Lease Type

## FOR SUBLEASE

Office space with 0.7 acres of parking / outside storage in I-2 Industrial zoning on US-131 at 44th Street. Recently renovated first floor office space, and a full gross lease, perfect for delivery companies, truck parking, overflow lot, etc. Excellent location and flexible lease length options for only \$4,000 per month.

## CONTACT

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SUBLEASE SNAPSHOT



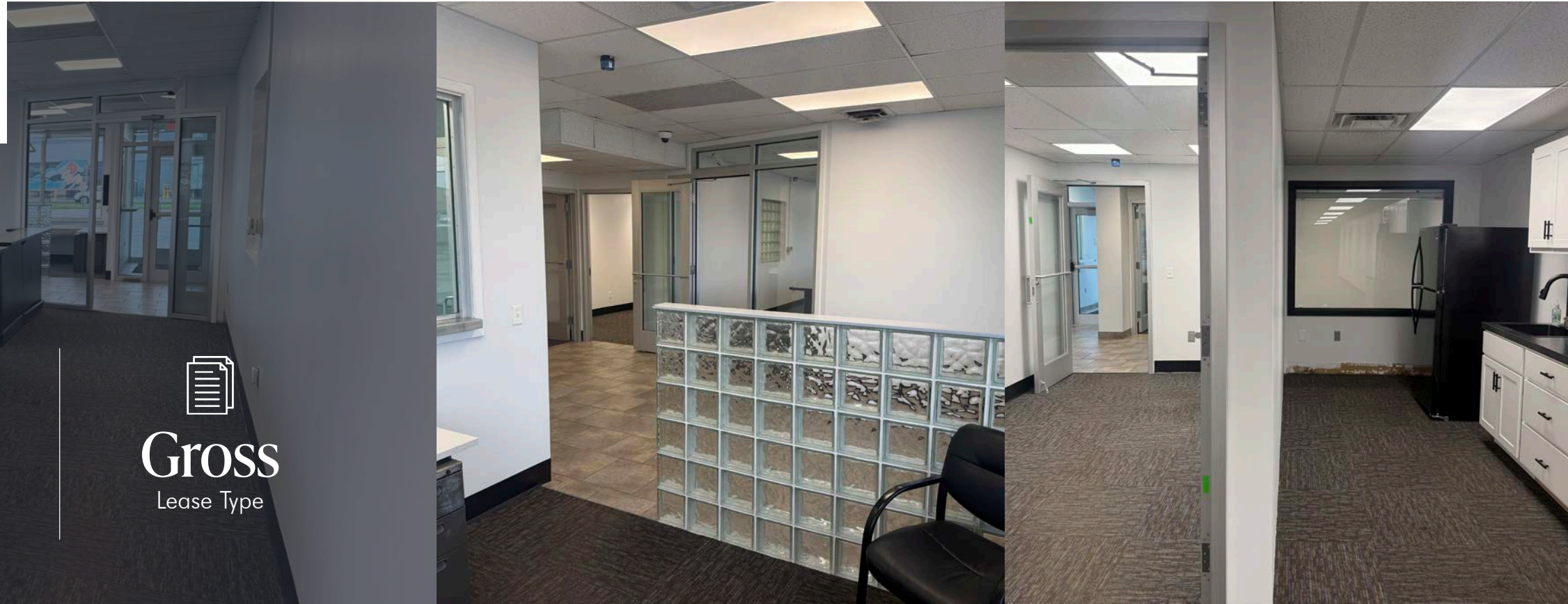
**2,640 SF**  
Suite For Lease



**\$18.18/SF**  
Lease Rate



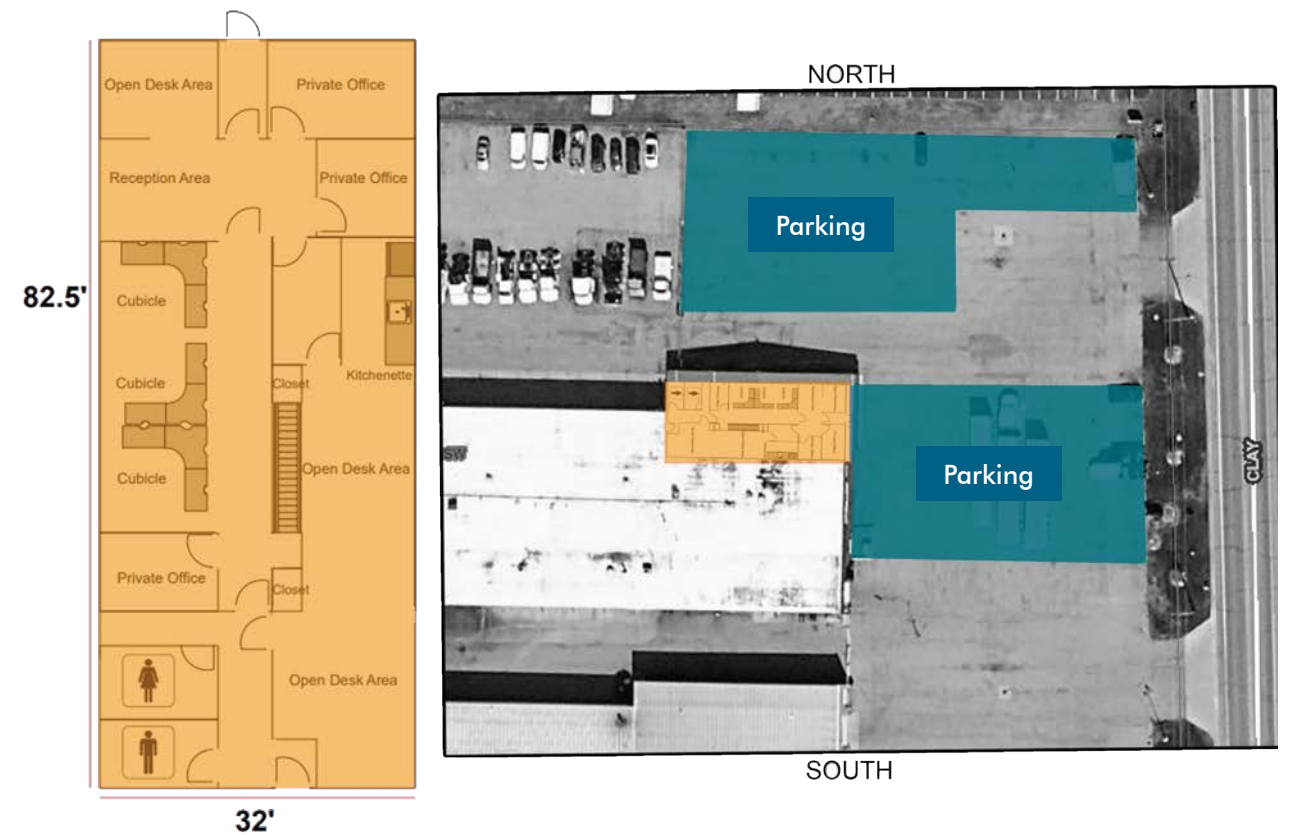
**Gross**  
Lease Type



SUBLEASE INFORMATION

Available Suite	Suite B
Available Area	2,640 SF
Private Offices	Three
Kitchenette	Yes
Restrooms	Two
Parking	Ample On-Site
Sublease Rate/SF	\$18.18
Sublease Rate/Month	\$4,000
Date Available	Immediately
Lease Type	Gross
Zoning	I-2
Sublease Expiration	5/31/2031
Lessor Pays	All expenses including but not limited to: roof, structural, utilities, snow removal, taxes and insurance, mechanical systems and building/grounds maintenance.
Lessee Pays	Phone/internet, janitorial, and refuse collection/removal.

SITE PLAN





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