

5686 Comstock Park Dr NW
Comstock Park, MI 49321



3,223
Square Feet



\$9.95
Lease Rate/SF



NNN
Lease Type

FOR LEASE

Brand new industrial suite located just off of Alpine Avenue at 6 Mile Road NW. Suite B is 3,223 SF, offering 2,923 SF of warehouse space, +/- 300 SF of build-to-suit office area, 1 drive-in door, 24' ceiling heights, 200 amps of 208v/3-phase power, forced air heat, and floor drains. This suite is perfect for any light manufacturing and/or warehouse user. Available June 1, 2026.

CONTACT

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LEASE SNAPSHOT



3,223 SF

Suite For Lease



\$9.95/SF

Lease Rate



NNN

Lease Type

SUITE SNAPSHOT



24'

Ceiling Height



200

Amps



I-2

Zoning

LEASE INFORMATION

Available Suite	Suite B
Available Area	3,223 SF
Dock(s) Door(s)	0 1
Ceiling Height	24'
Lease Rate/SF	\$9.95
Lease Rate/Month	\$2,672.40
NNN Expenses/SF	\$3.00
Total Rent/Month	\$3,478.15
Date Available	6/1/2026
Lease Type	NNN
Lease Term	60-120 months
Lessor Pays	Roof and Structural
Lessee Pays	All expenses including but not limited to: utilities, refuse and snow removal, taxes and insurance, mechanical systems and building/grounds maintenance.

WAREHOUSE INFORMATION

Warehouse/Manufacturing Area	2,923 SF
Ceiling Height	24'
Floor Drains	Yes
Power (Amps Volts)	200 Amps 208v/3-Phase
Heating	Forced Air
Air Conditioning	Per Tenant
Shop Office	BTS
Breakroom/Kitchen	BTS
Restrooms	Yes

OFFICE INFORMATION

Office Area	300 SF
Ceiling Height	24'
Private Offices	BTS
Conference Room(s)	BTS
Telcom Room	BTS
Breakroom/Kitchen	BTS
Restrooms	BTS

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BUILDING SNAPSHOT



11,739 SF
Total Building



4.03
Acres



2026
Year Built

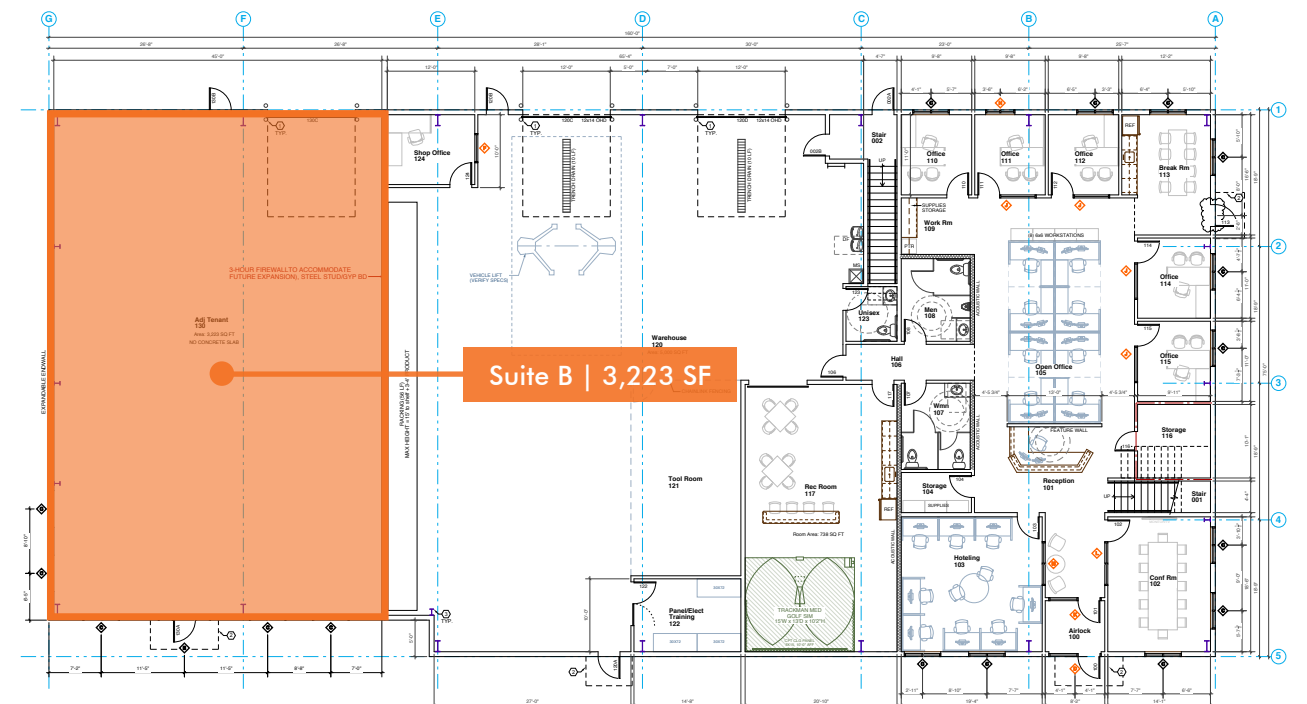


BUILDING SPECIFICATIONS

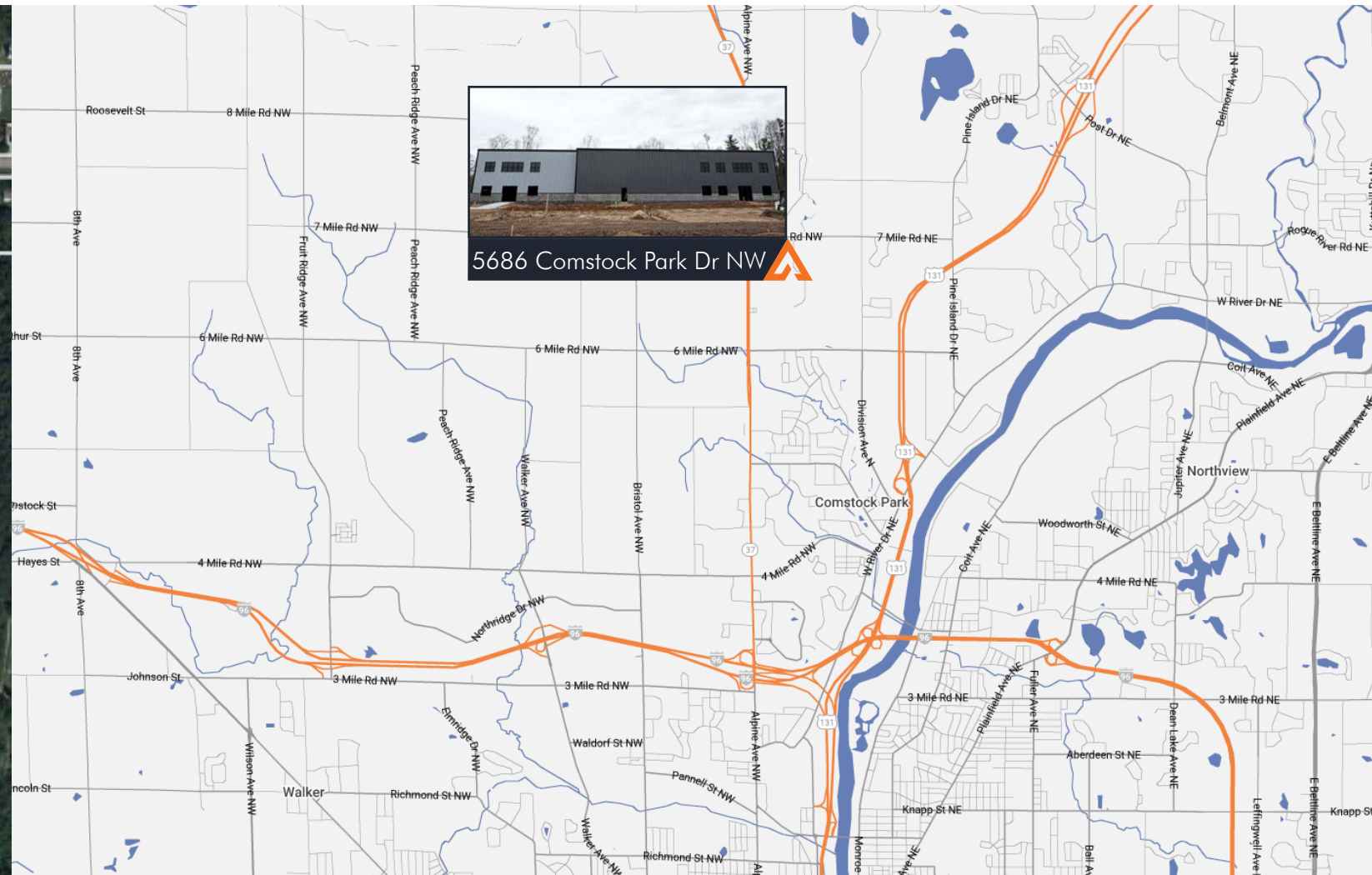
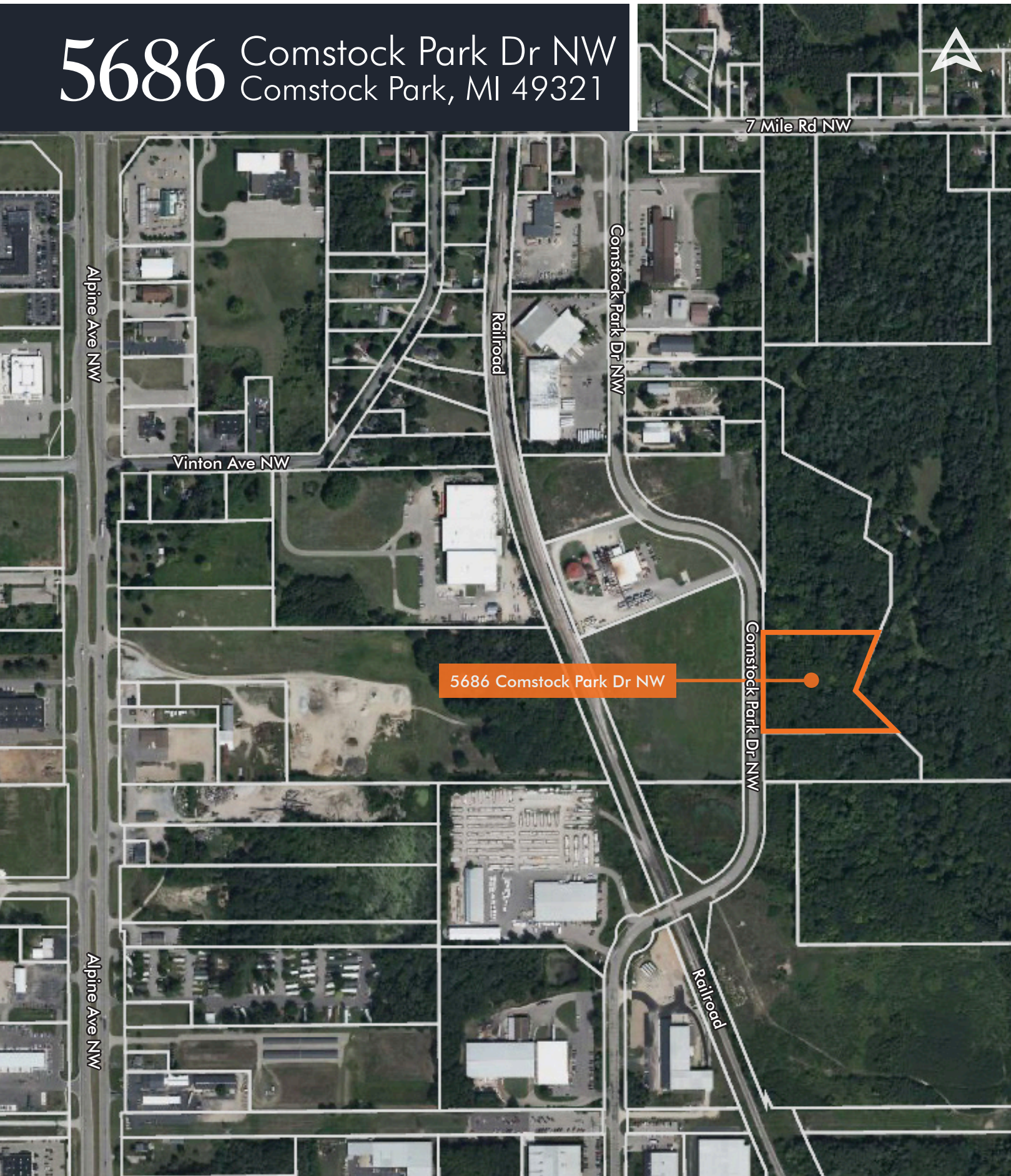
Total Building	11,739 SF
Acreage	4.03 Acres
Parcel Number	41-09-24-200-058
Year Built	2026
Railroad Siding	No
Construction	Steel
Roof	Standing Seam
Column Spacing	Clearspan
Ceiling Height	24'
Fire Suppression	No
Security System	Per Tenant
Heating	Forced Air
Air Conditioning	Per Tenant

Lighting	LED
Driveway Surface	Asphalt
Parking Spaces	Ample
Expandable	No
Outside Storage	No
Zoning	I-2, General Industrial
Taxing Authority	Alpine Township
Gas	DTE Energy
Telephone	Multiple Providers
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Municipal

FLOOR PLAN



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PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	10 miles
Gerald R. Ford International Airport	20 miles
Lansing	76 miles
Detroit	165 miles
Chicago	191 miles
Indianapolis	273 miles

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