

INDUSTRIAL SUBLEASE

5147 EAST PARIS AVENUE SE, KENTWOOD, MI 49512 | CLASS B | BELOW MARKET RENT | \$12.23 PSF | 2.15 ACRES



KWEKEL
COMPANIES

CONTENTS

- [EXECUTIVE SUMMARY](#) 3
- [INTERIOR PHOTOS](#) 4
- [INTERIOR RENDERINGS](#) 5
- [FLOOR PLAN](#) 6
- [EXTERIOR PHOTOS](#) 7
- [ARIALS](#) 8
- [LOCAL ARIAL](#) 9
- [LOCAL MAP](#) 10
- [DISCLAIMER | CONFIDENTIALITY](#) 11



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EXECUTIVE SUMMARY

Kwekel Companies is pleased to offer 2,324 square feet of industrial space available for sublease at 5147 East Paris Avenue SE in Kentwood, Michigan. The property is strategically located within the Grand Rapids industrial corridor with quick access to I-96 and the Gerald R. Ford International Airport.

- SUBLEASE RATE: \$2,369.33/MO
- \$12.23 PSF | *INCLUDES CAM*
- ANNUAL BASE RENT: \$28,431.96
- AVAILABLE SF: 2,324 SF
- INITIAL TERM: 48 MONTHS
- LEASE TERM REMAINING: 13 MONTHS
- LEASE EXPIRATION: APRIL 2027
- TWO (2) 3-YEAR RENEWAL OPTIONS

PROPERTY HIGHLIGHTS

- CLEAR HEIGHT: 20'
- LOADING: TWO (2) DRIVE-INS
- PARKING: 15 SURFACE SPACES (3.12/1,000 SF)
- ZONING: LIGHT INDUSTRIAL
- LARGE RESTROOM & OFFICE



5147 EAST PARIS | INTERIOR PHOTOS



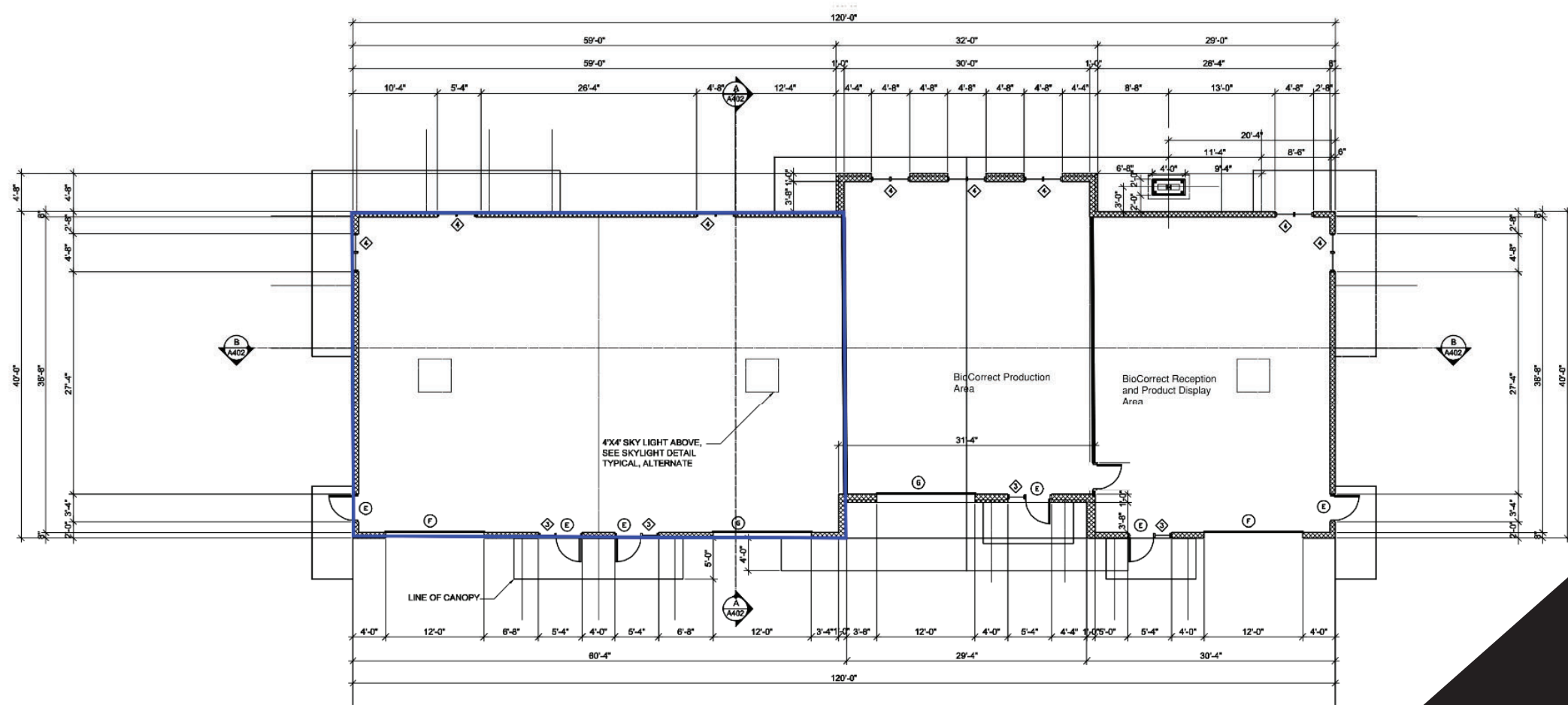
5147 EAST PARIS | INTERIOR RENDERINGS



FLOOR PLAN

Premises

See attached floorplan with Premises marked in blue.



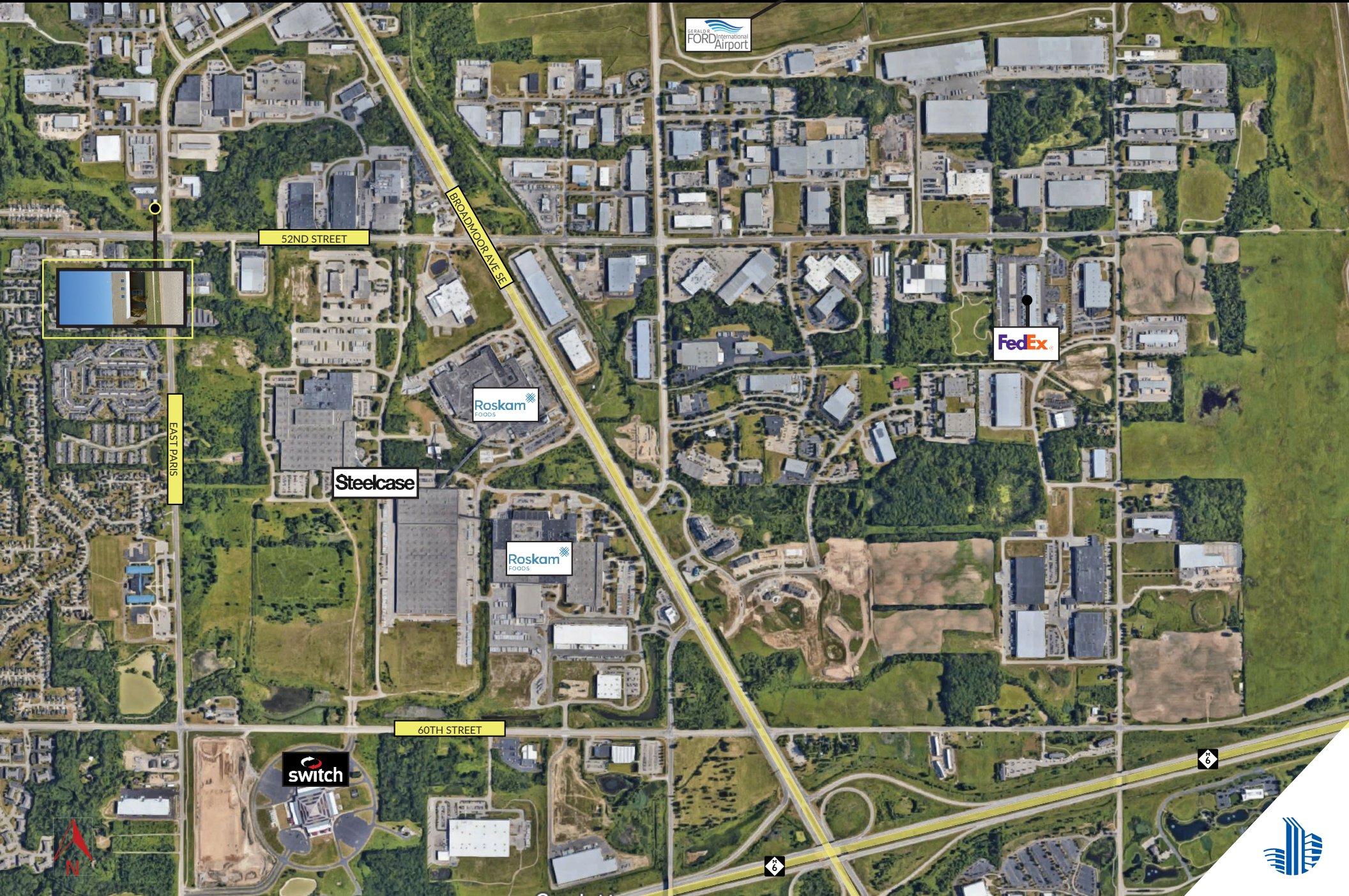
5147 EAST PARIS | EXTERIOR PHOTOS



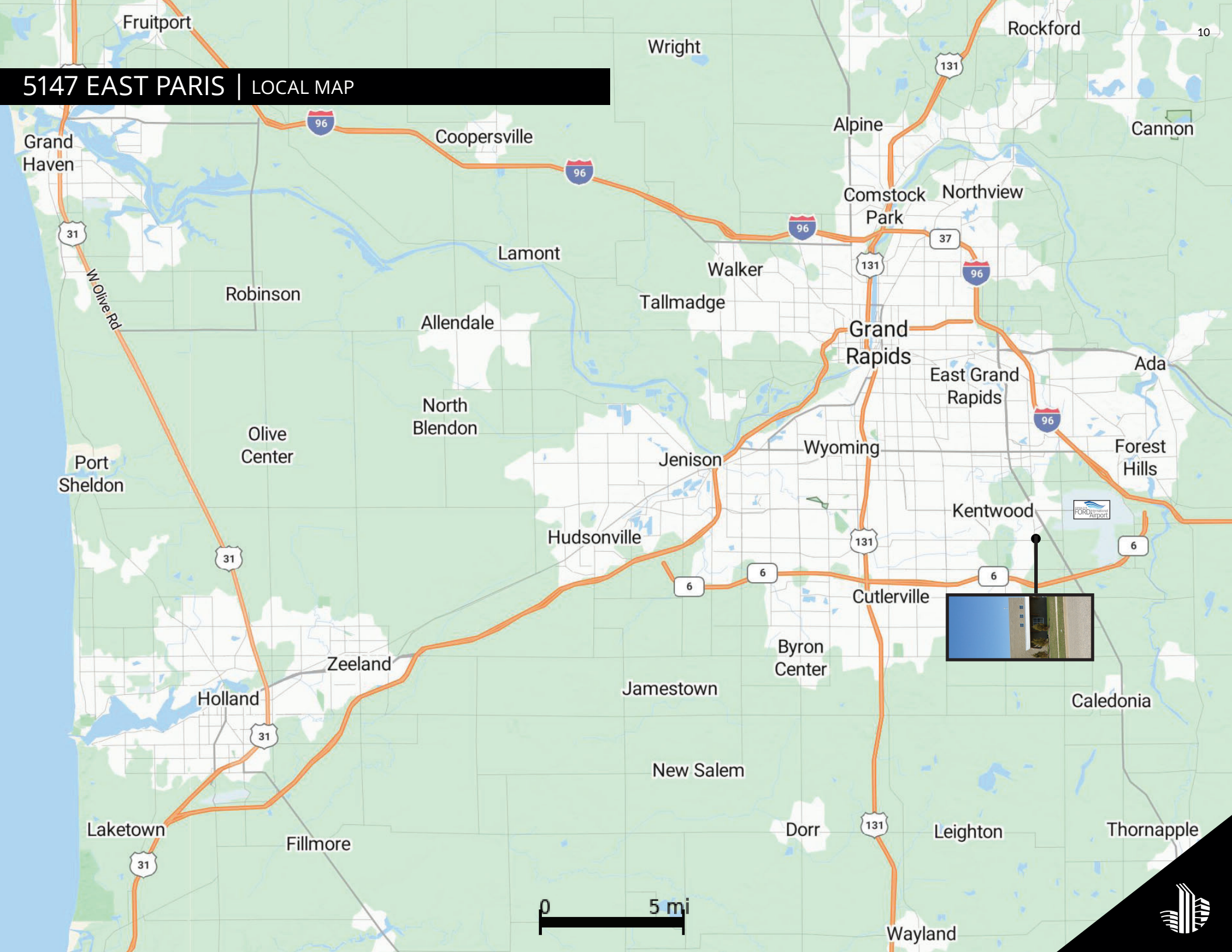
5147 EAST PARIS | AERIALS



LOCAL AERIAL



5147 EAST PARIS | LOCAL MAP



DISCLAIMER

The information contained in the following Investment Prospectus is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kwekel Companies, and should not be made available to any other person or entity without the written consent of Kwekel Companies. This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property(s). The information contained herein is not a substitute for a thorough due diligence investigation. Kwekel Companies has not made any investigation, and makes no warranty or representation, with respect to the size and square footage of the property(s) and improvements, the compliance with State and Federal regulations, the physical condition of the improvements thereon. The information contained in this overview has been obtained from sources we believe to be reliable; Kwekel Companies makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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