

AVAILABLE



For Lease
634 W. Charles Street
(Former Electrolux Facility)
Greenville, MI



401 Hall Street SW
Grand Rapids, MI 49503
616-243-9000
616-243-1013/fax

OFFERING SUMMARY DETAIL

PROPERTY INFORMATION

Brief Description: This is one of the finest warehouse/distribution facilities available in West Michigan. Extensive exterior truck dock loading and truck staging area. Interior rail spur for ten cars, air rotation unit, fully sprinkled at .3 GPM/2,000 SF, 28' clear height with 40' x 50' column spacing. The industrial buildings towards the river are scheduled for future demolition.

Address: 634 W. Charles Street, Greenville, MI 48838

County: Montcalm

Property Location: 40 miles northwest of Grand Rapids

Cross Streets: M-91 and Charles Street

Proximity To: US-131: 17 miles M-57: 1 mile M-91: 1/2 mile

Directions To Property: US-131 north to M-57, east to M-91, north to W. Charles Street, west to property

Zoning: Industrial

Neighboring Properties: Residential and Industrial

GENERAL BUILDING INFORMATION

Total Building SF: 442,420

Available SF: 442,420

Manufacturing/Warehouse SF: 437,420

Office SF: 5,000

Acreage|Lot Size: 21.22 acres

Year Built: 1981

Construction: Pre Engineered Steel with a 10' Concrete Block Knee Wall



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GENERAL BUILDING INFORMATION, CONT.

Floors Thickness:	8" reinforced
Roof:	Rubber Membrane
Sprinklered:	Wet System - .3 GPM/2,000 SF
Security System:	No
Driveway Surface:	Asphalt and Concrete
Parking Spaces:	Ample

UTILITIES

Water Sewer:	City of Greenville
Gas:	DTE Energy
Electric:	Consumers Energy
Telephone:	Ameritech

MANUFACTURING/WAREHOUSE SPECIFICATIONS

Manufacturing/Warehouse SF:	437,420
Ceiling Height:	28 ft. clear height
Lighting:	Sodium Vapor and Metal Halide Fluorescent Task lighting in hi-lo charging area
Levels:	One (1)
Lavatories:	Two (2)
Power - AMPS:	1,000 amps (after disconnection from other property)
Power - VOLTS:	440 volts
Heat:	Air Rotation and Unit Heaters - Gas/Forced Air Radiant Heat near Rails
Column Spacing:	40' x 50'
Grade Doors (# and Size):	One (1) - 12' x 14'
Truck Docks (# and Size):	Twenty-three (23) - All with levelers, seals and chock locks - 9' 2" x 10'



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MANUFACTURING/WAREHOUSE SPECIFICATIONS, CONT.

Dimension Between Docks:	13' 5"
Concrete Dock Apron:	60'
Railroad:	Yes, Mid-Michigan Railroad/Rail America 750' of interior rail, dock high loading level
Outside Storage:	Yes
Airlines:	No
Floor Drains:	No

OFFICE SPECIFICATIONS

Office SF:	5,000 +/-
Private Offices:	Three (3)
Break Room:	Yes, upstairs
Kitchenette:	Yes
HVAC:	Yes
Levels:	One (1) with small mezzanine over office

Lease Terms:	36 - 60 months
Lease Type:	Triple Net
Possession:	At lease execution
Tenant Improvement Allowances:	None but negotiable
Other Conditions:	Subject to lessor's approval of lessee's use and financial condition.
Lessor Pays:	Structural and roof
Lessee Pays:	Pro rata share of all operating expenses, including, but not limited to: taxes, insurance, utilities, mechanical systems maintenance and repairs, building and grounds maintenance and snow removal. Lessee responsible for their own utilities as well.



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For additional information or to arrange a showing of this unique industrial facility, please contact:

**Rick Ford
ANYI Property Services/Delta Properties
401 Hall Street SW
Suite 108
Grand Rapids, MI 49503**

**616-243-9000/phone
616-243-1013/fax**

All data contained herein is believed reliable but no responsibility or liability is assumed for accuracy by ANYI Property Services/Delta Properties or any of its agents or representatives. Information is subject to verification. Price and terms are subject to change.

634 Charles St

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PRIME Manufacturing Distribution & Storage



23 Dock Doors



30' ceiling height
40 x 50 bays



Rail Siding

LEASE RATE ONLY

\$1.25 per sq ft

NNN + util. extra

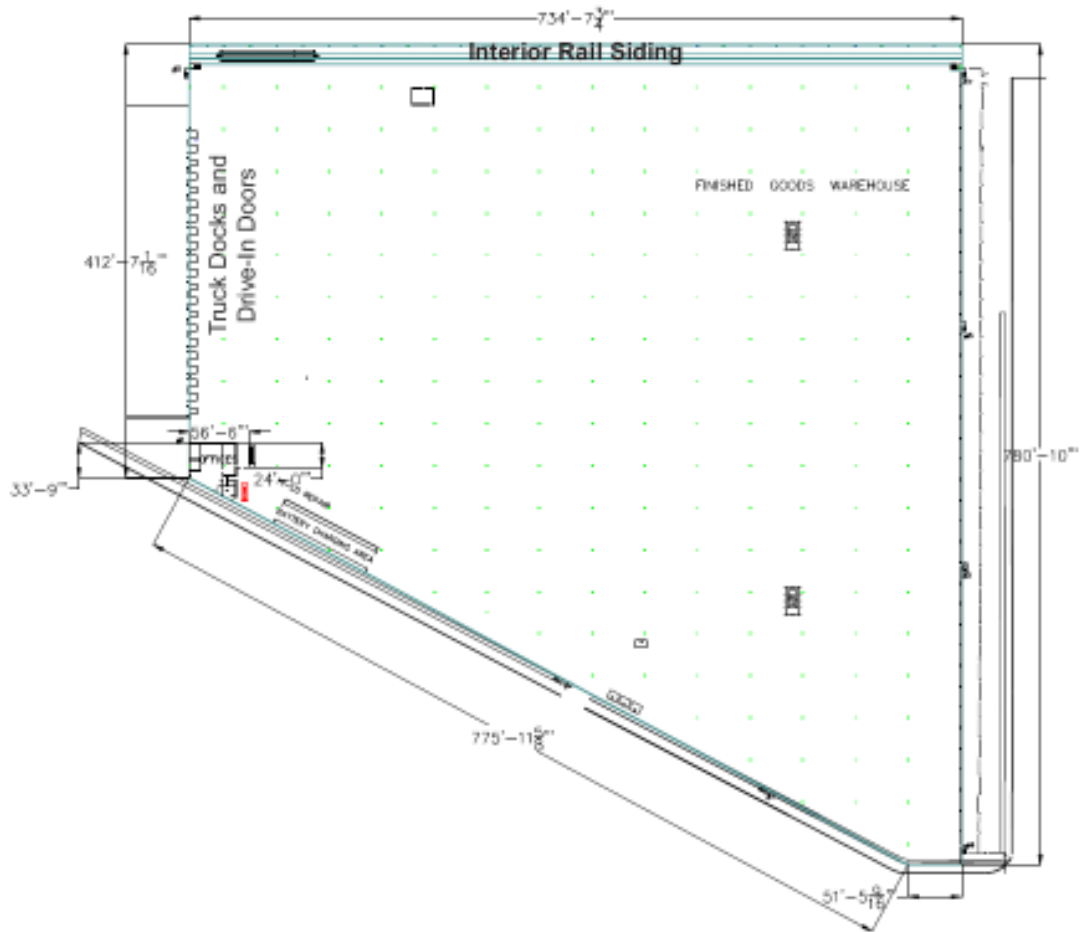
CALL Rick Ford
ANYI Property Services LLC
(616) 243-9000



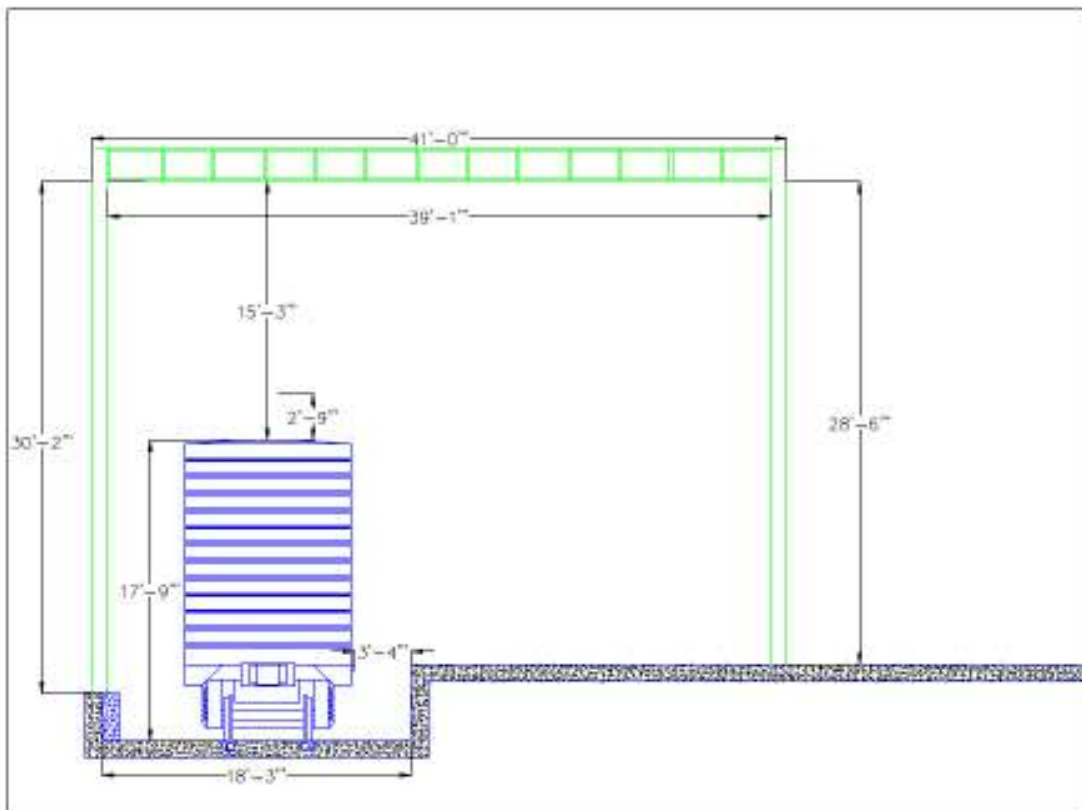
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Survey/Drawings

WAREHOUSE FLOOR PLAN



RAIL ELEVATION PLAN - NORTH END DETAILS



ANYI PROPERTY SERVICES LLC

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Street Map



West Michigan



Michigan

