

FOR LEASE

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VIEW ONLINE 

4544  
4548

48th Street SE

HUDSONVILLE | MI 49426

## Brand New Industrial Suites For Lease

Brand new industrial suites for lease in Hudsonville. Each clearspan suite features LED lighting, sealed concrete floors, 100 amps / 3-Phase power, 17'6" clear heights, air conditioned office space, trench drains and ample outdoor parking. Suites are separately metered. Suite A (3,300 SF) has two 14'x14' drive-in-doors. Suite B (1,980 SF) has one 12'x14' drive-in-door. Occupancy available starting April 2019.

Chicago Drive

48th Avenue

Existing  
4550

Proposed  
4548

Existing  
4542

Suite A & B  
4544

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#### 4544 LEASE INFORMATION

Suite	RSF	Rate/RSF/Year	Rate/Month
A	3,300	\$6.00	\$1,650
B	1,980	\$6.50	\$1,072
Lease Type			NNN

#### 4548 LEASE INFORMATION

Suite	RSF	Rate/RSF/Year	Rate/Month
4548 (Proposed)	8,800	\$5.95	\$4,363
Lease Type			NNN

LEASE PRICE STARTING AT

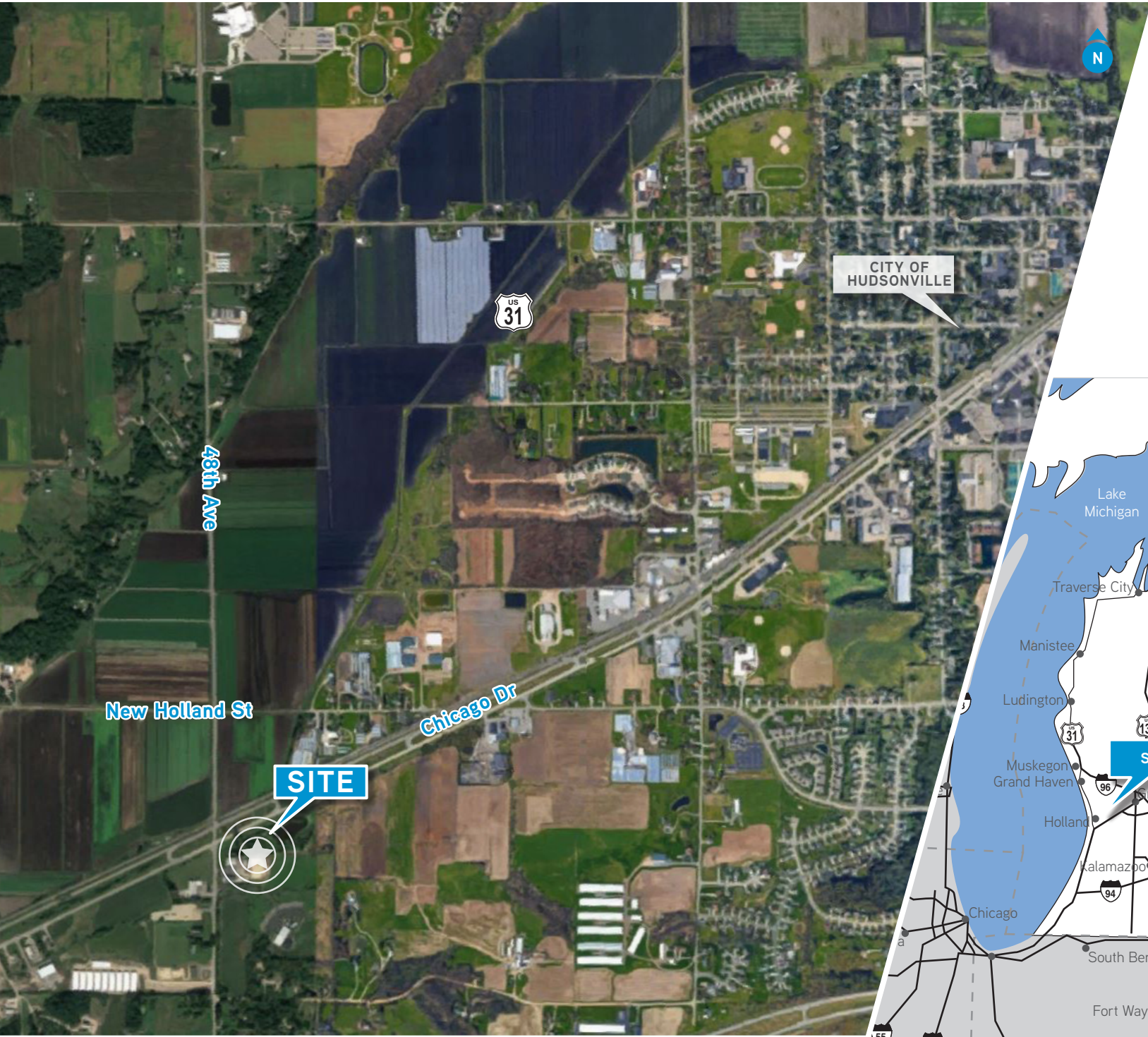
**\$5.95**  
PSF

### 4544 BUILDING SPECIFICATIONS

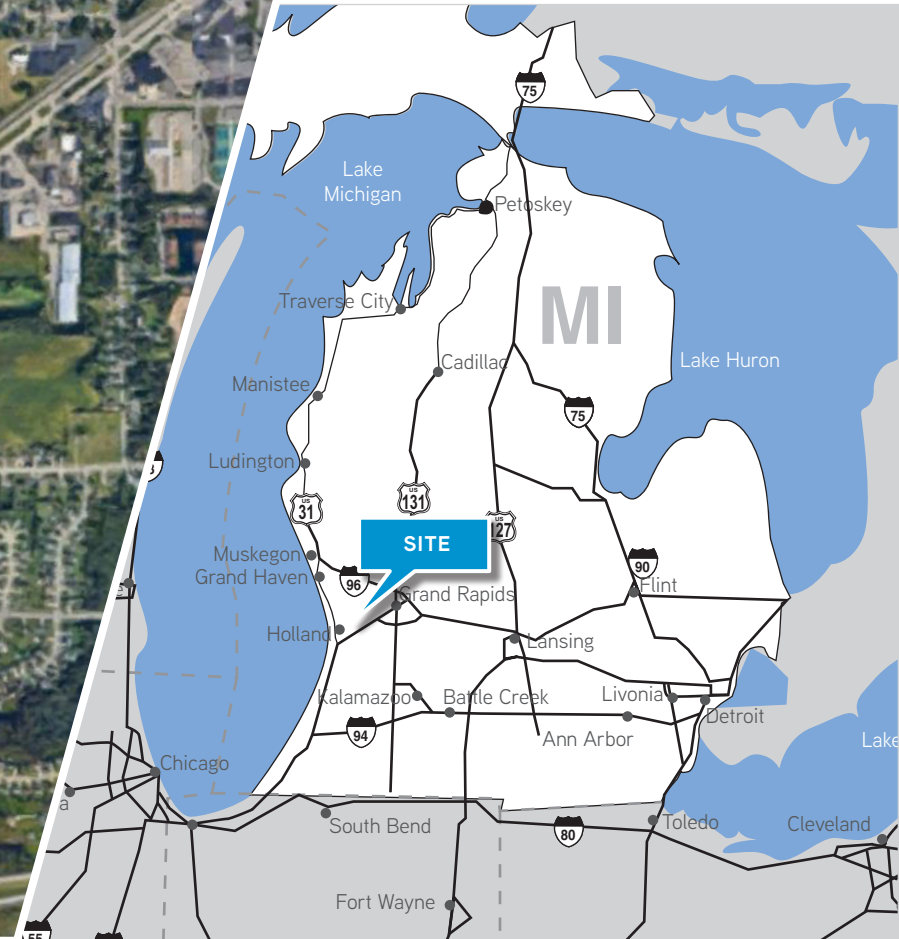
Total Building SF	7,260	Lighting	Other
Warehouse/Manufacturing SF		Back-up Generator	
Office SF		Driveway Surface	
Available SF	1,980-3,300	Parking Spaces	
Parcel Number	70-18-06-100-044	Expandable	
Acreage   Lot Size	1.88	Outside Storage	
Frontage		Present Use	
Year Built	2019	Signage	
Year Renovated		Zoning	
Levels	1	Taxing Authority	
Mezzanine SF		Gas	
Elevator(s)	0	Telephone	
Railroad Siding		Fiber/Internet	
Construction	Metal/Siding	Electric	
Roof		Water/Sewer	
Ceiling Height   Clear Height	17.5' clear	X-Phase	3-Phase
Fire Suppression		Amps	100
Security System		Property Condition	Excellent
Heating	Suspended radiant heaters	Column Spacing	Clearspan
Air Conditioning		Air Lines	

### 4548 BUILDING SPECIFICATIONS

Total Building SF	8,800	Lighting	Other
Warehouse/Manufacturing SF		Back-up Generator	
Office SF	435	Driveway Surface	
Available SF	1,980-3,300	Parking Spaces	
Parcel Number	70-18-06-100-044	Expandable	
Acreage   Lot Size	1.88	Outside Storage	
Frontage		Present Use	
Year Built	TBD	Signage	
Year Renovated		Zoning	
Acres	1.88	Taxing Authority	
Mezzanine SF		Gas	
Doors/Docks	4 Doors	Telephone	
Railroad Siding		Fiber/Internet	
Construction	Metal/Glass	Electric	
Roof		Water/Sewer	
Ceiling Height   Clear Height	17.50' clear	X-Phase	3-Phase
Fire Suppression		Amps	100
Security System		Property Condition	Excellent
Heating	Suspended radiant heaters	Column Spacing	Clearspan
Air Conditioning		Air Lines	



## Location Maps











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