

46545 CONTINENTAL DRIVE
CHESTERFIELD TWP., MICHIGAN

INDUSTRIAL FOR SALE OR LEASE
37,576 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

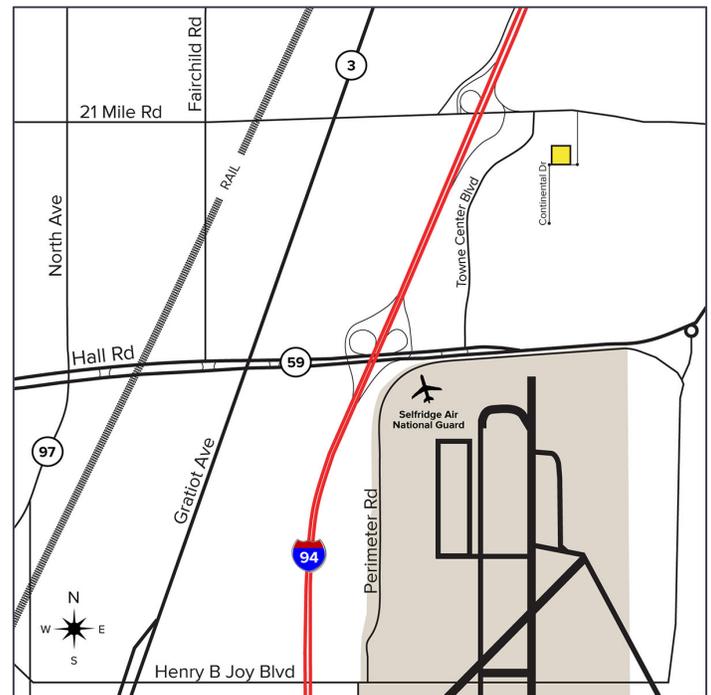
VERY CLEAN FACILITY



5% COMMISSION TO PROCURING TENANT BROKER

PROPERTY FEATURES

- 37,576 square feet available
- 5,727 square feet office
- 20' clear height
- (2) 12'x14' grade level doors, (1) interior truckwell
- (1) 2-ton crane
- 1000 amps, 480 volts, buss duct
- Very clean manufacturing facility in a first-class industrial park
- Glass block windows, epoxy floors, compressed air infrastructure
- Includes bonus second floor offices and heavy-duty steel mezzanine, not included in the square footage
- Seconds from I-94 ramps
- Lease rate: \$6.95/sq. ft. NNN
- Sale Price: \$4,300,000 (\$114.43/sq. ft.)



For more information, please contact:

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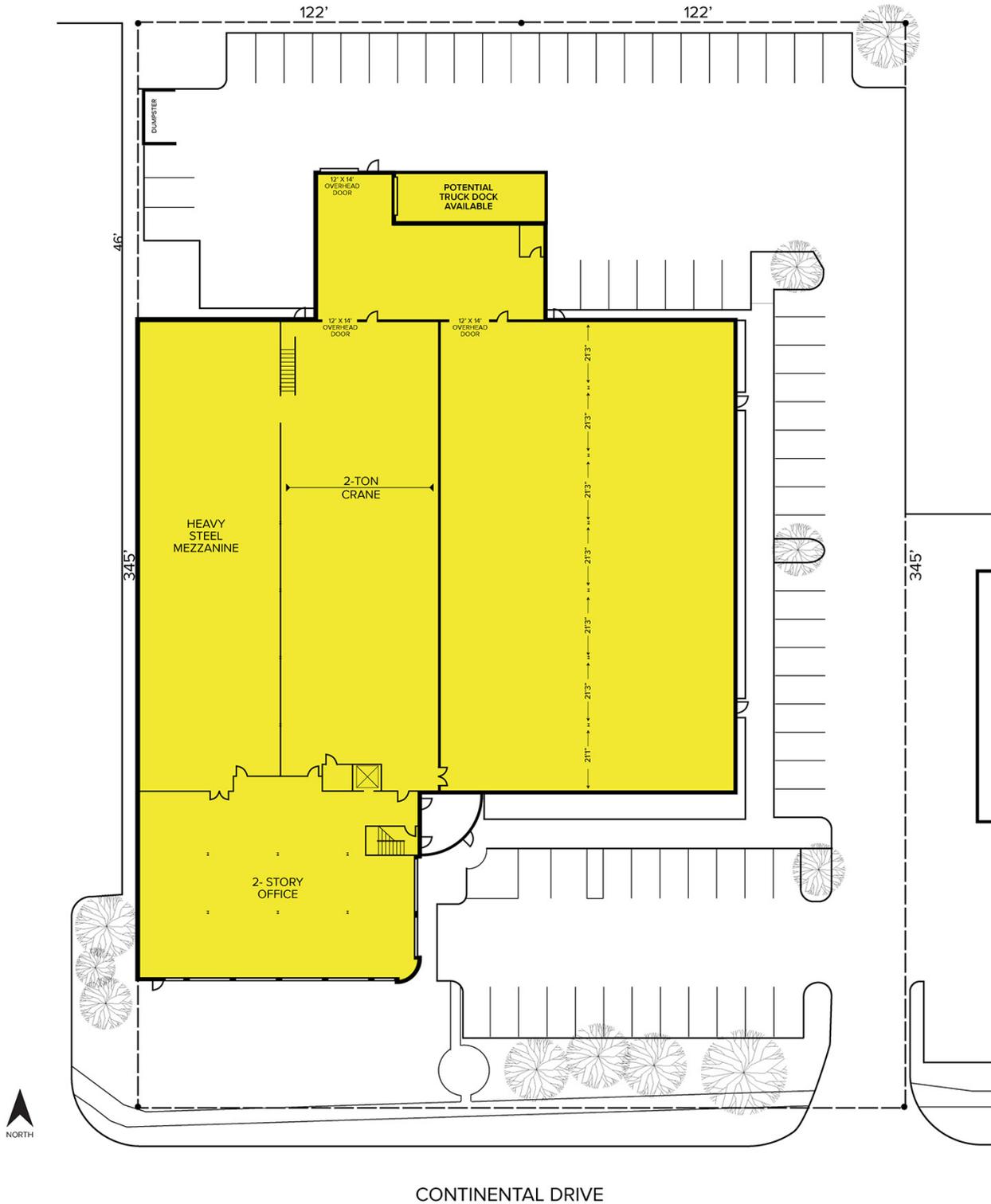
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One Towne Square, Suite 1200
Southfield, MI 48076
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Site Plan



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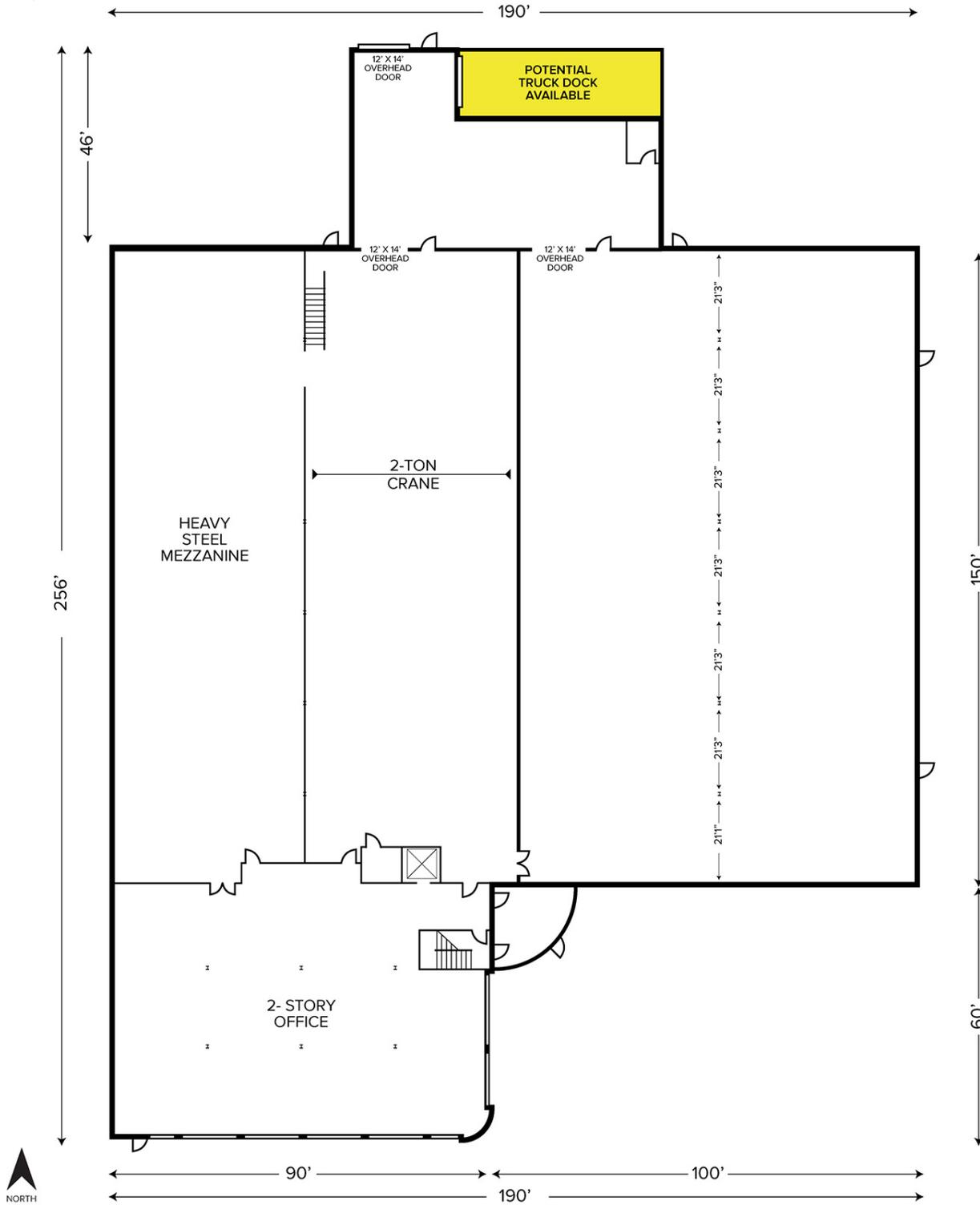
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Floor Plan



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Aerial



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