



PILOT

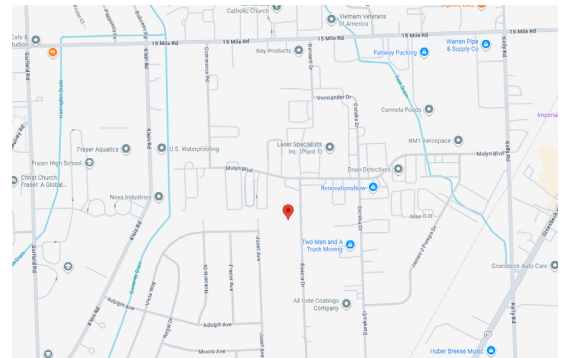
PROPERTY GROUP

34195 RIVERIA DR, FRASER, MI 48026

PROPERTY OVERVIEW:

- Entire 15,440 SF building is available or can be leased as a multi-tenant building with units ranging from 3,200-12,240 SF
- Buss duct, airlines, floor drains
- Great location in a well-established industrial park
- Professional Landlord
- Current use is auto repair/auto performance (*do not approach existing occupants*)

Property Type: Industrial
 Cross Streets: 15 Mile Road and Kelly
 Total Square Footage: 15,440
 Minimum Square Footage: 3,200
 Maximum Square Footage: 15,440
 Parcel Size: 1.0 Acres
 Year Built: 1977
 Zoning: IR
 Ceiling Height: 15' - 18'
 Grade Level Doors: (3) 12' x 18'
 Power: 440V 3-Phase
 Parking Spaces: Ample
 Heat Type: Radiant and Forced Air
 Property Taxes: 2024 - \$13,623.56 (\$.88/SF)
 Lease Rate: \$7.95 - \$10.00/SF
 Lease Type: NNN



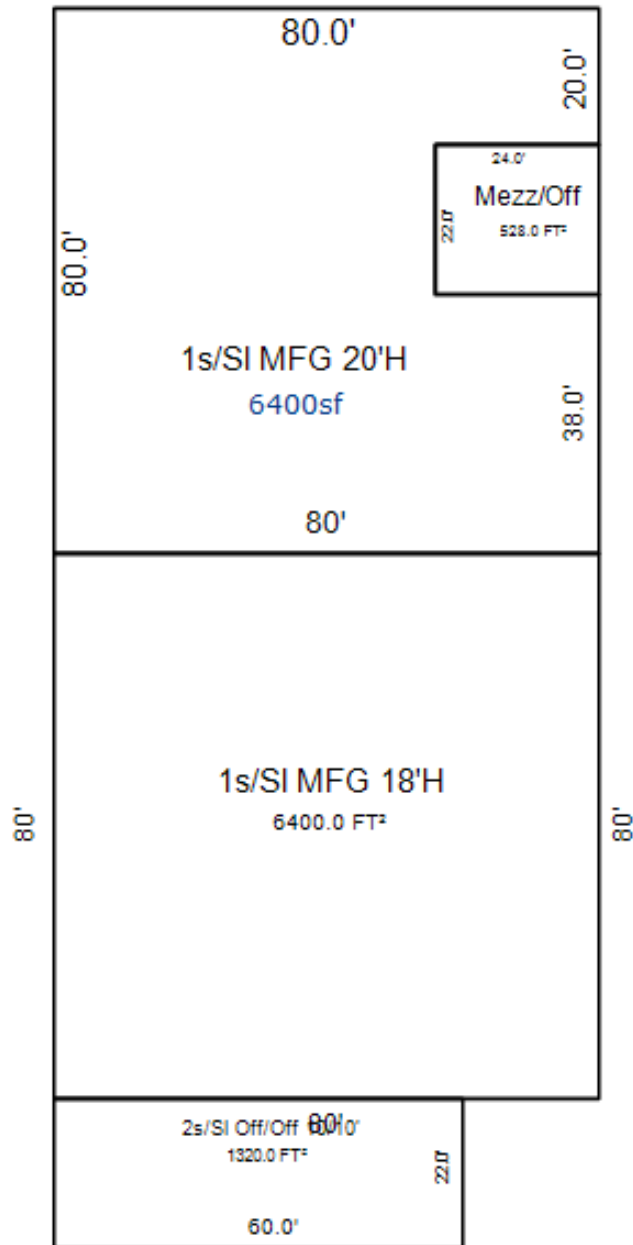
AGENT CONTACT INFO

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FLOORPLAN



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ADDITIONAL PHOTOS



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