

17560 Helro Drive

Fraser, MI

- 5,130 Sq. Ft. For Lease
- Clean Multi-Tenant Unit
- Expansion Possibilities
- Close Proximity to I-696 & I-94
- Rate Includes Property Taxes & Insurance

INDUSTRIAL BUILDING FOR LEASE



4,500 SF of Factory



630 SF of Office



10'x12' Grade Level Door

FOR MORE INFORMATION:

Jason Capitani, SIOR, CCIM
Managing Partner
248.637.7684
jcapitani@LMCap.com

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



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17560 Helro Drive

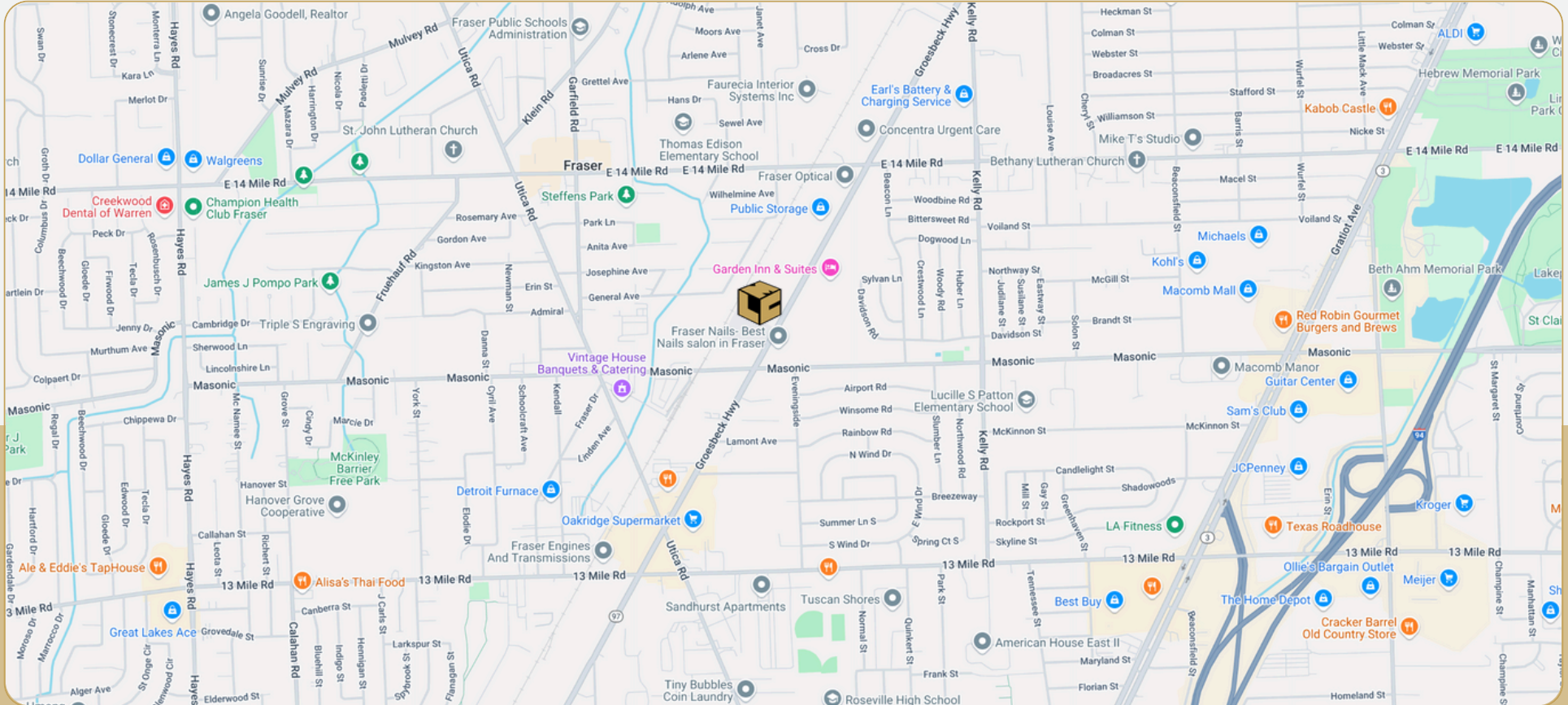
Fraser, MI



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Collection Street	Cross Street	Traffic Volume	Distance from Property
Masonic Blvd	Grand Trunk St W	6,295	0.23 mi
M-97 Groesbeck	Helro Dr SW	28,280	0.23 mi
Groesbeck Hwy	Helro Dr SW	30,181	0.23 mi

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Industrial Property Details:

Details:

Total SF:	5,130 SF
Available SF:	5,130 SF
Office SF:	630 SF
Factory SF:	4,500 SF
Zoning:	Industrial - Controlled
Expandable:	Yes
Intersection:	Runs W off of Groesbeck between Masonic & 14 Mile
X-Way Distance:	2.5 Miles to I-696
Parking:	Surface
Year Built:	1980
Outside Storage:	No
Rail Siding:	N/A
Occupancy:	Immediate

Interior:

Ceiling Height:	16'
Bay Size:	50'
Restrooms:	2
Power:	Primary
Power Details:	480V
Lighting:	LED
Truckwells:	No
Grade Door:	10'x12'
Heating:	Radiant & Gas Forced Air
A/C:	Office Only
Sprinklered:	No
Floor Drains:	No

Economic

Lease/SF:	\$8.75
Lease/Month:	\$3,740.62
Lease Terms:	Modified Gross

Notes: Clean multi-tenant unit. Floor drains. Rate includes taxes and insurance. Adjoining 5,460 square foot unit also available.