

220 N. ALLOY DRIVE
FENTON, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE
103,896 Square Feet Available



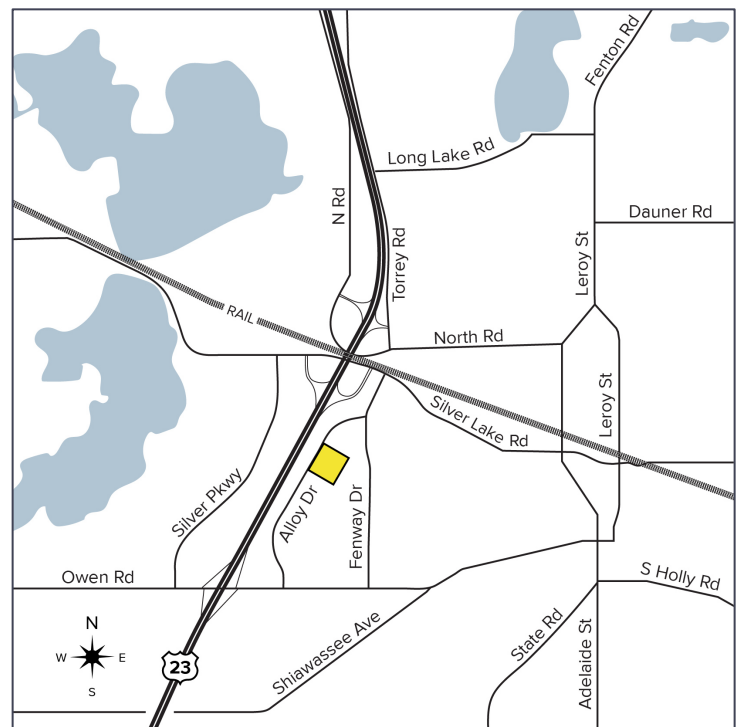
**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

NEWER ROOF & PARKING LOT



PROPERTY FEATURES

- 103,896 square feet available
- 6,552 square feet office
- 24' clear height – ESFR Fire Suppression
- (1) 10' x 12' grade level door, (9) truckwells
- 1500 amps, 480 volts, 3-phase power est.
- Outstanding distribution building/campus setting
- 1 mile from US-23 on and off ramps
- Approximately 25,000 square feet for expansion
- Excellent truck and employee parking
- Located on 7.297 acres
- Lease Rate: \$7.00/sq. ft. NNN
- Sale Price: \$9,000,000 (\$82.18/sq. ft.)



For more information, please contact:

JACK TOWNSEND
(248) 948 0115
jtowndsend@signatureassociates.com

CHRISTOPHER M. D'ANGELO
(248) 948 0109
cdangelo@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

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Additional Photos



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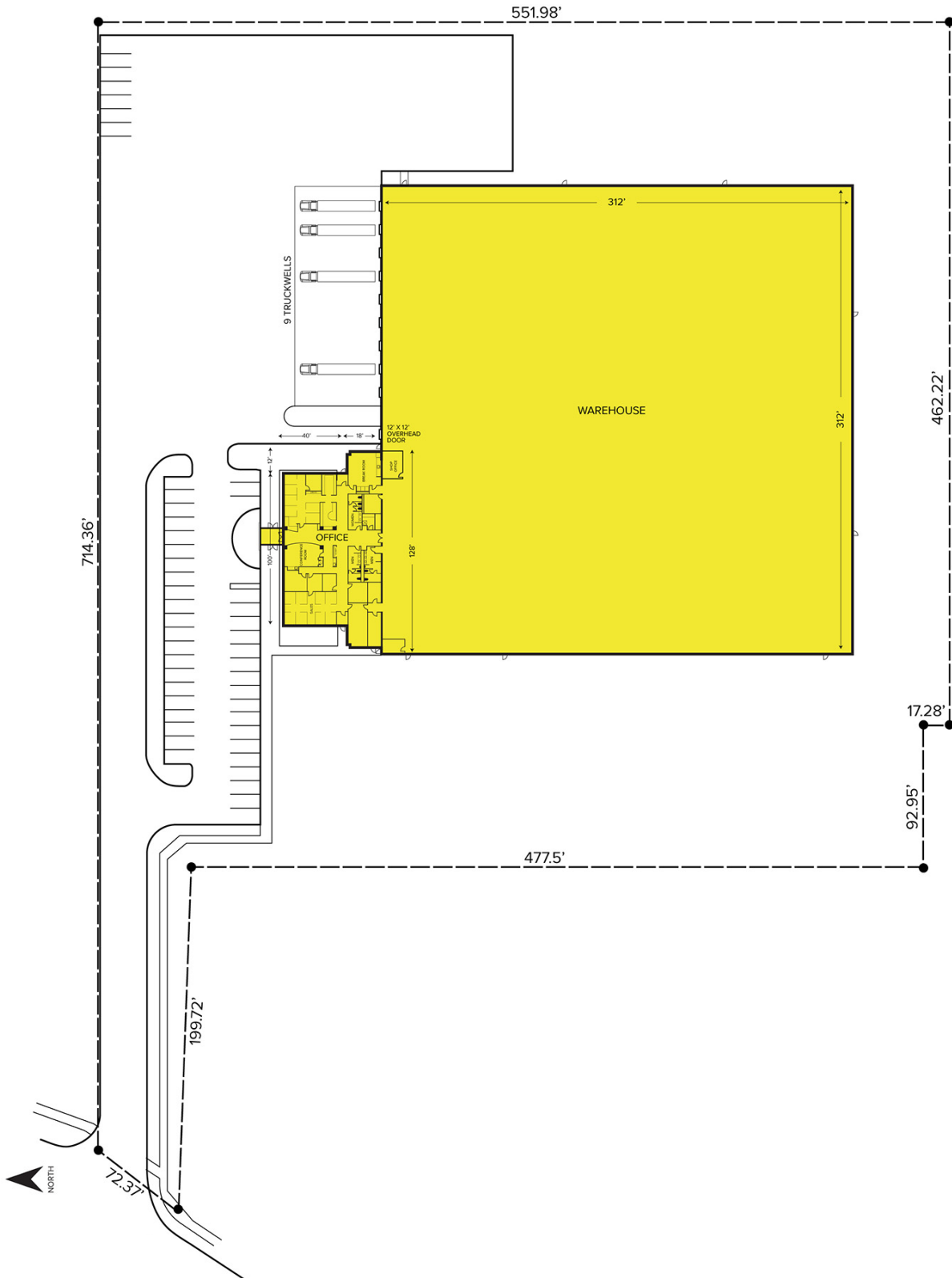
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Site Plan



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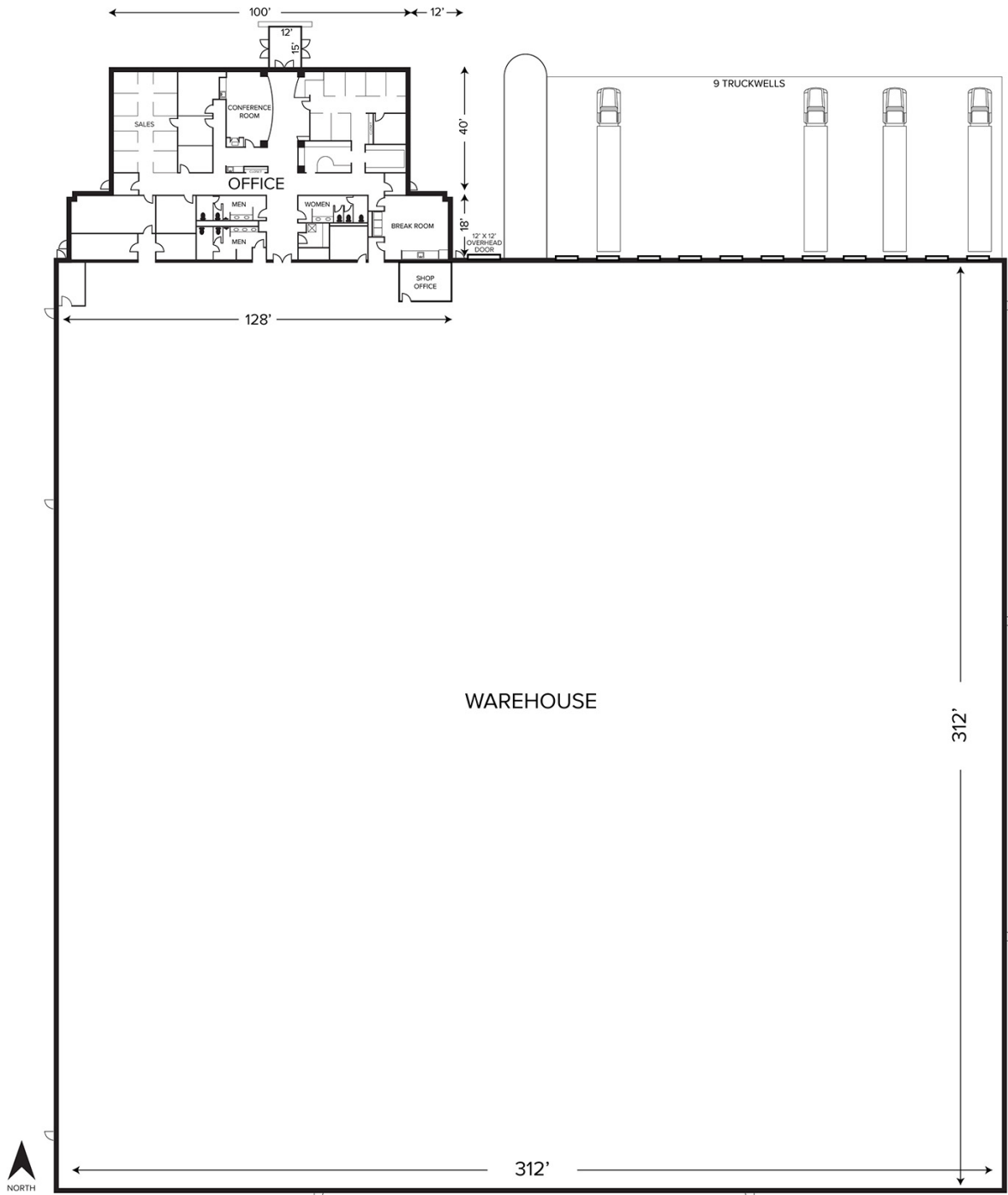
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Floor Plan



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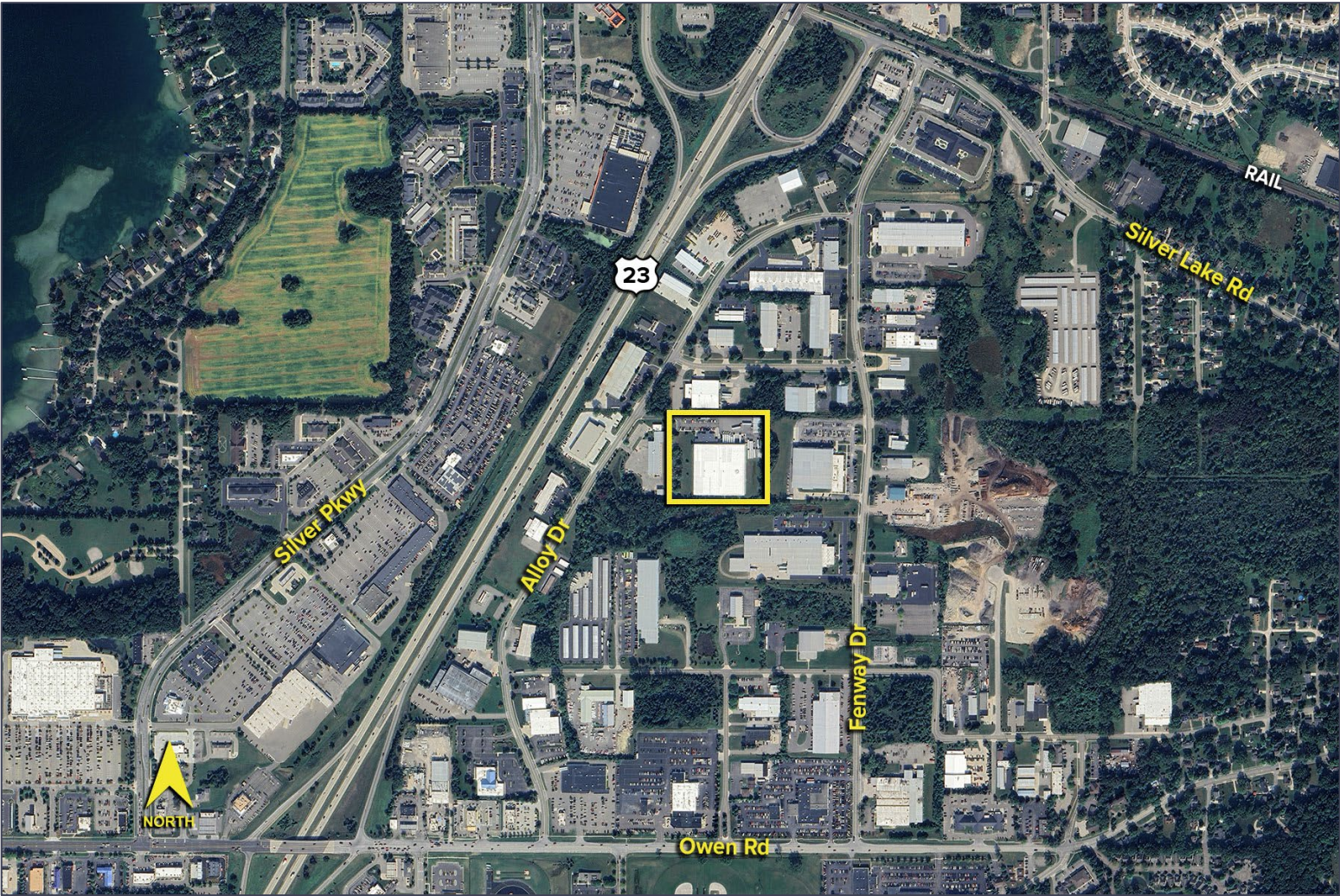
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Aerial



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