

# PRICE REDUCED!

**FRASER INDUSTRIAL  
FOR SALE OR LEASE**



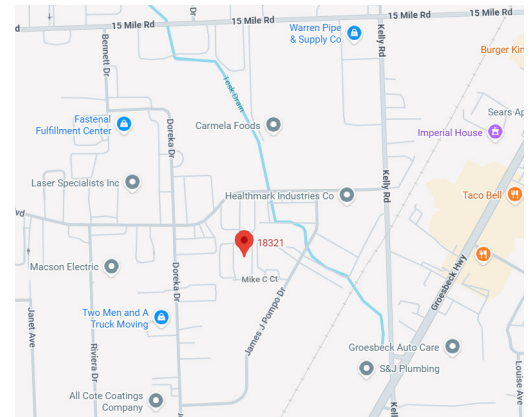
## PILOT PROPERTY GROUP

**16,000 SQ FT  
18321 MIKE C COURT, FRASER, MI 48026**

### PROPERTY OVERVIEW:

This is a really nice clean and functional industrial building located in the Fraser Industrial Park just West of Groesbeck, and South of 15 Mile. All of the roads in the park are slated to be replaced later this year, with Mike C being newly replaced. The building is set up with Two 8,000 SF units which have both street facing loading and drive through capability in the back unit. The building can be delivered 100% vacant, or income producing with short month-month tenancy in place and the seller is willing to lease back a portion of the building (clean use warehouse). Motivated Seller, priced right to make a deal. Bring Offers!

|                        |  |
|------------------------|--|
| Property Type:         | Freestanding Industrial                                |
| Cross Streets:         | Kelly and 15 Mile Road - In Fraser Industrial Park     |
| Total Square Footage:  | 16,000   |
| Office Square Footage: | 800 - 1,625  |
| Shop Square Footage:   | 7,175 - 16,000   |
| Parcel Size:           | 1 Acre   |
| Year Built:            | 1983   |
| Zoning:                | IC - Industrial Improved                               |
| Ceiling Height:        | 17'  |
| Shop Lighting:         | LED  |
| Grade Level Doors:     | 4 Total - (3) 12' x 14' and (1) 8' x 8'                |
| Power:                 | 480V, 2,000 Amp  |
| Office Heat Type:      | Package heating and cooling                            |
| Shop Heat Type:        | Radiant Tube and AC                                    |
| Sale Price:            | <del>\$1,275,000</del> <b>\$1,195,000 (\$74.69/SF)</b> |
| Lease Price:           | \$9.00/SF Gross  |



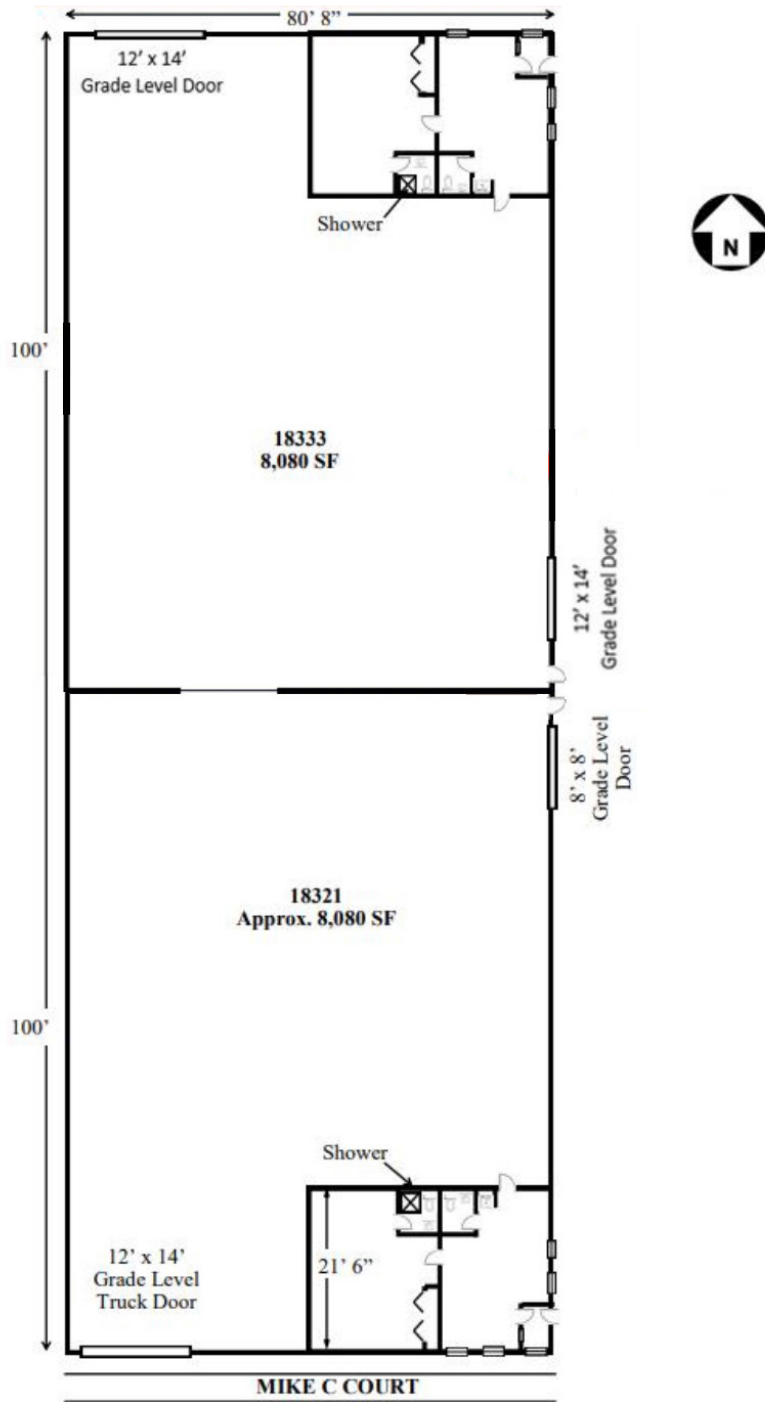
### AGENT CONTACT INFO

**EVAN JUROVCIK** O: 586.254.0900 x108 • C: 586.360.0911 • ejurovcik@gmail.com  
**JIMMY DIEHL** O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com

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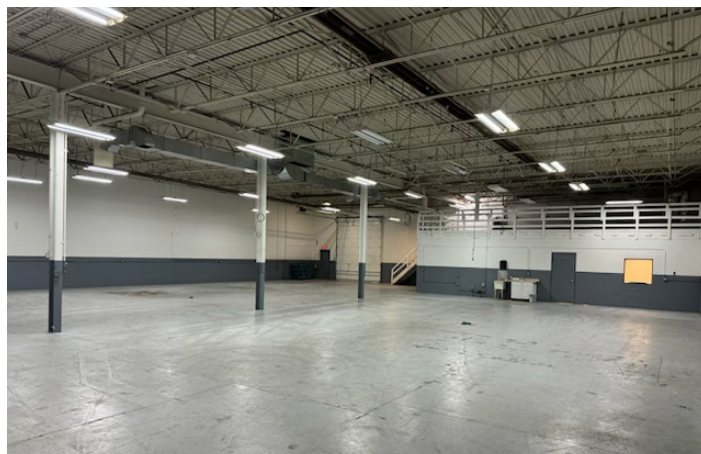
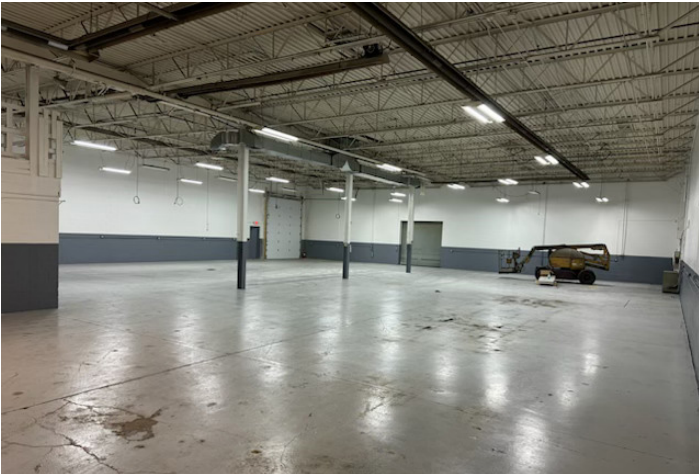
## FLOORPLAN



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## ADDITIONAL PHOTOS



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