

1215-1231 Wheaton Drive

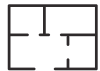
Troy, MI

- 6,400 Square Feet For Sale
- Very Well Maintained
- Seconds from I-75 Expressway
- 20 + Surface Parking Spaces
- 100% Climate Controlled Warehouse
- Income Producing

INDUSTRIAL BUILDING FOR SALE



5,400 SF of Factory



1,000 SF of Office



(2) 10'x10' Grade Level Door



FOR MORE INFORMATION:

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L. MASON CAPITANI
CORFAC INTERNATIONAL

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Aerial



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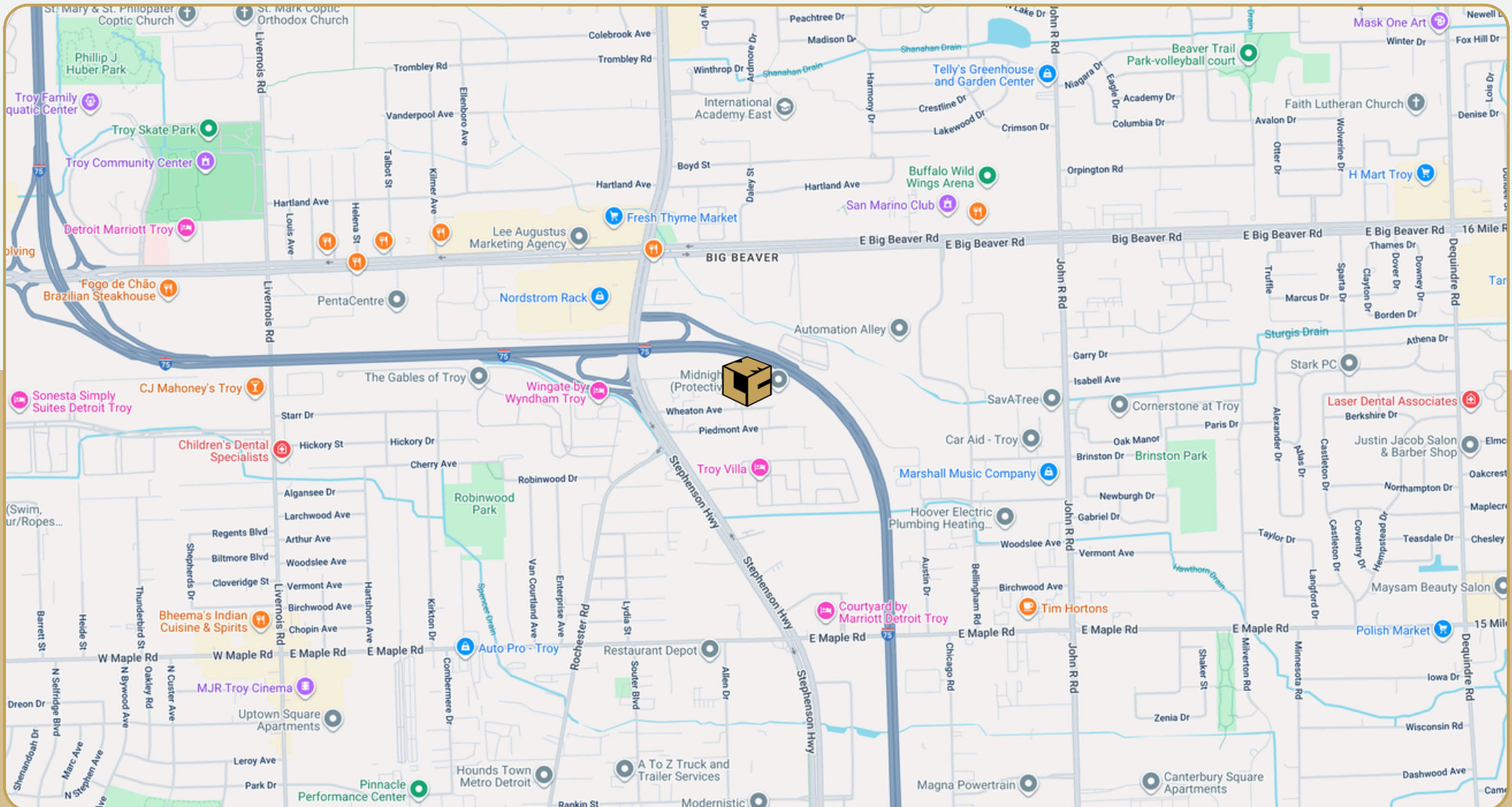
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Industrial Property Details:

Details:

Total SF:	6,400 SF
Available SF:	6,400 SF
Office SF:	1,000 SF
Factory SF:	5,400 SF
Zoning:	Light Industrial
Acres:	0.48
Frontage:	162'
Depth:	35'
Expandable:	No
Intersection:	Wheaton Drive & Acacia
X-Way Distance:	Seconds from I-75
Parking:	20+ Spaces
Year Built:	1973
Outside Storage:	No
Rail Siding:	No

Interior:

Ceiling Height:	12'
Bay Size:	Clear Span
Restrooms:	4
Power:	Primary
Power Details:	208V 480V 200 Amps
Lighting:	Fluorescent
Grade Door:	(2) 10'x10'
Heating:	Gas Forced Air
A/C:	100%
Sprinklered:	No
Floor Drains:	No
Notes:	Very well maintained. Seconds from I-75 expressway. 20 plus surface parking spaces. 100% climate controlled warehouse. Income producing.

Economic:

Sale Price:	\$960,000.00
Price/SF:	\$150.00