

1878 Fruit Street

Algonac, MI

- 5,953 Square Feet
- Great Free Standing Manufacturing Facility
- Buss Duct & Airlines

INDUSTRIAL BUILDING FOR SALE/LEASE



5,953 SF of Factory



1/2 Ton Crane



12'x14' & 12'x16' Grade Level Doors



FOR MORE INFORMATION:

| | |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| Jason Capitani, SIOR, CCIM Managing Partner 248.637.7684 jcapitani@LMCap.com | Tom Jablonski Senior Vice President 248.637.7794 tjablonski@LMCap.com |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|



L. MASON CAPITANI
CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

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.

1878 Fruit Street

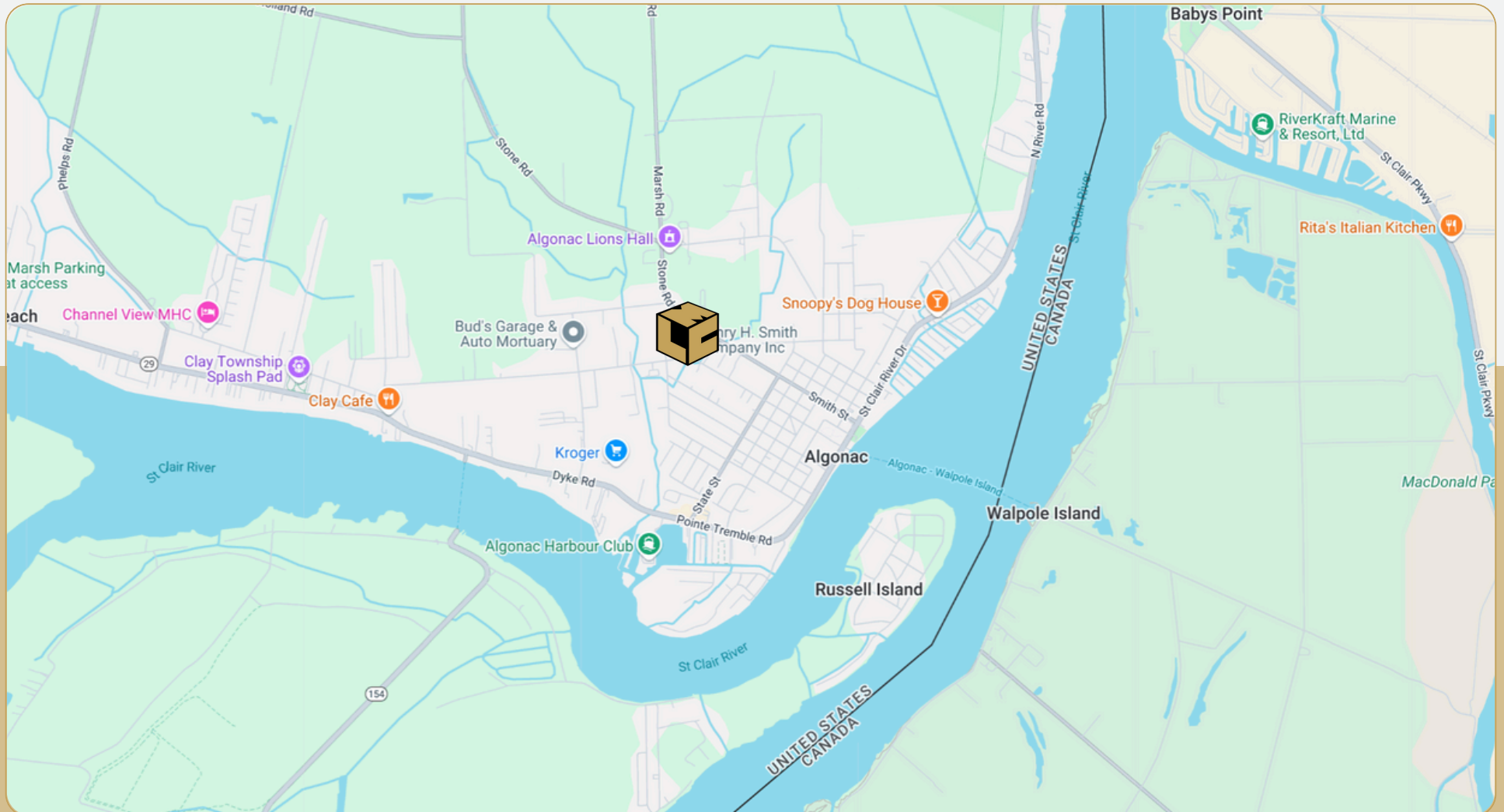
Algonac, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



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.

1878 Fruit Street

Algonac, MI



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.

1878 Fruit Street

Algonac, MI



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.

1878 Fruit Street

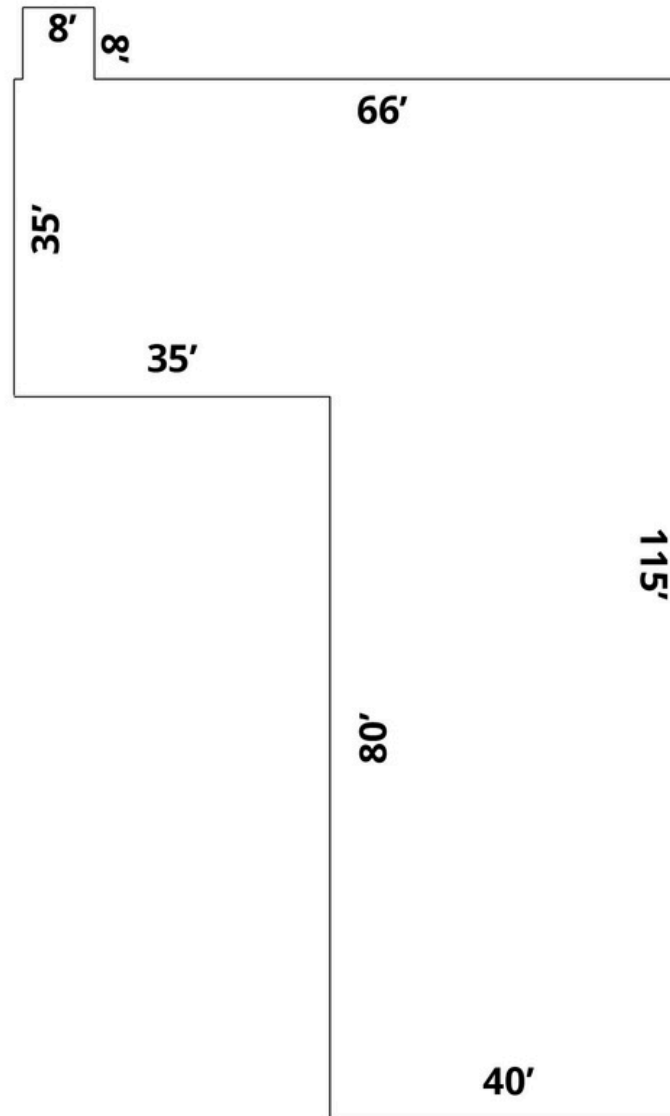
Algonac, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



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.

1878 Fruit Street

Algonac, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

Industrial Property Details:

Details:

| | |
|------------------------|-----------------|
| Total SF: | 5,953 SF |
| Available SF: | 5,953 SF |
| Office SF: | 0 SF |
| Factory SF: | 5,953 SF |
| Zoning: | I-1 |
| Acres: | 0.42 |
| X-Way Distance: | Minutes to I-94 |
| Parking: | 13 Spaces |
| Year Built: | 1955 |
| Occupancy: | Immediate |

Interior:

| | |
|------------------------|--------------------------|
| Ceiling Height: | 12', 14' |
| Restrooms: | 1 |
| Power: | Primary |
| Power Details: | 240V |
| Lighting: | T-8 |
| Crane(s): | (1) ½ Ton |
| Grade Door: | (1) 12'x14', (1) 12'x16' |
| Heating: | Gas Forced Air |
| A/C: | None |
| Sprinklered: | No |
| Floor Drains: | No |

Economic:

| | |
|----------------------|------------|
| Sale Price: | \$495,000 |
| Price/SF: | \$83.15 |
| Lease Price: | \$6.50/SF |
| Lease Terms: | NNN |
| Monthly Rate: | \$3,224.54 |
| Taxes: | \$0.85/SF |

Notes: Located near downtown Algonac with close proximity to New Baltimore. Minutes to I-94.

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.