

PROPERTY FOR LEASE

44753 Centre Ct
Clinton Township, MI 48038

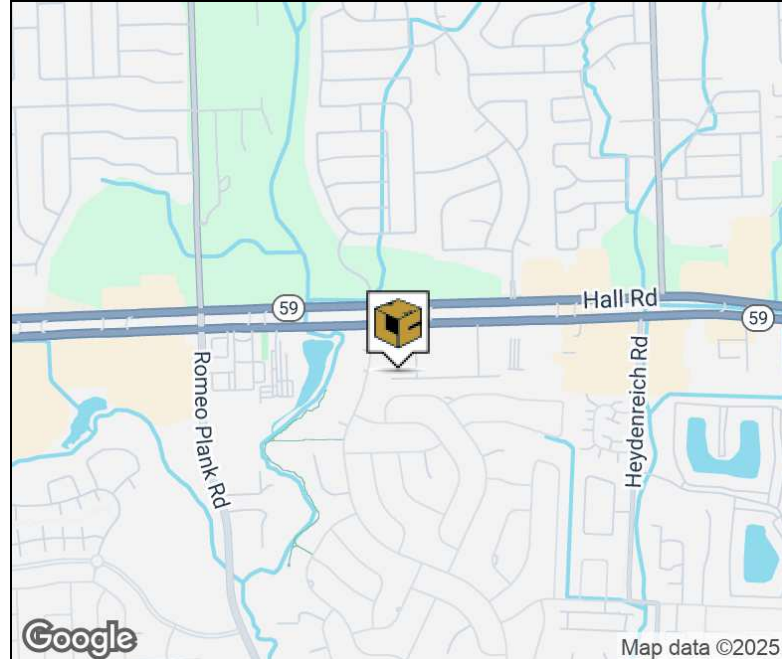


PROPERTY SUMMARY



Property Highlights

- 18,129 Square Feet Available
- 2,614 Sq Ft of Office Space
- Meticulously Maintained Facility
- Oversized Overhead Door
- Epoxy Floors | LED Lighting
- Buss Duct & Airlines



FOR MORE INFORMATION:

Jason Capitani, SIOR, CCIM
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CONNECT WITH US

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

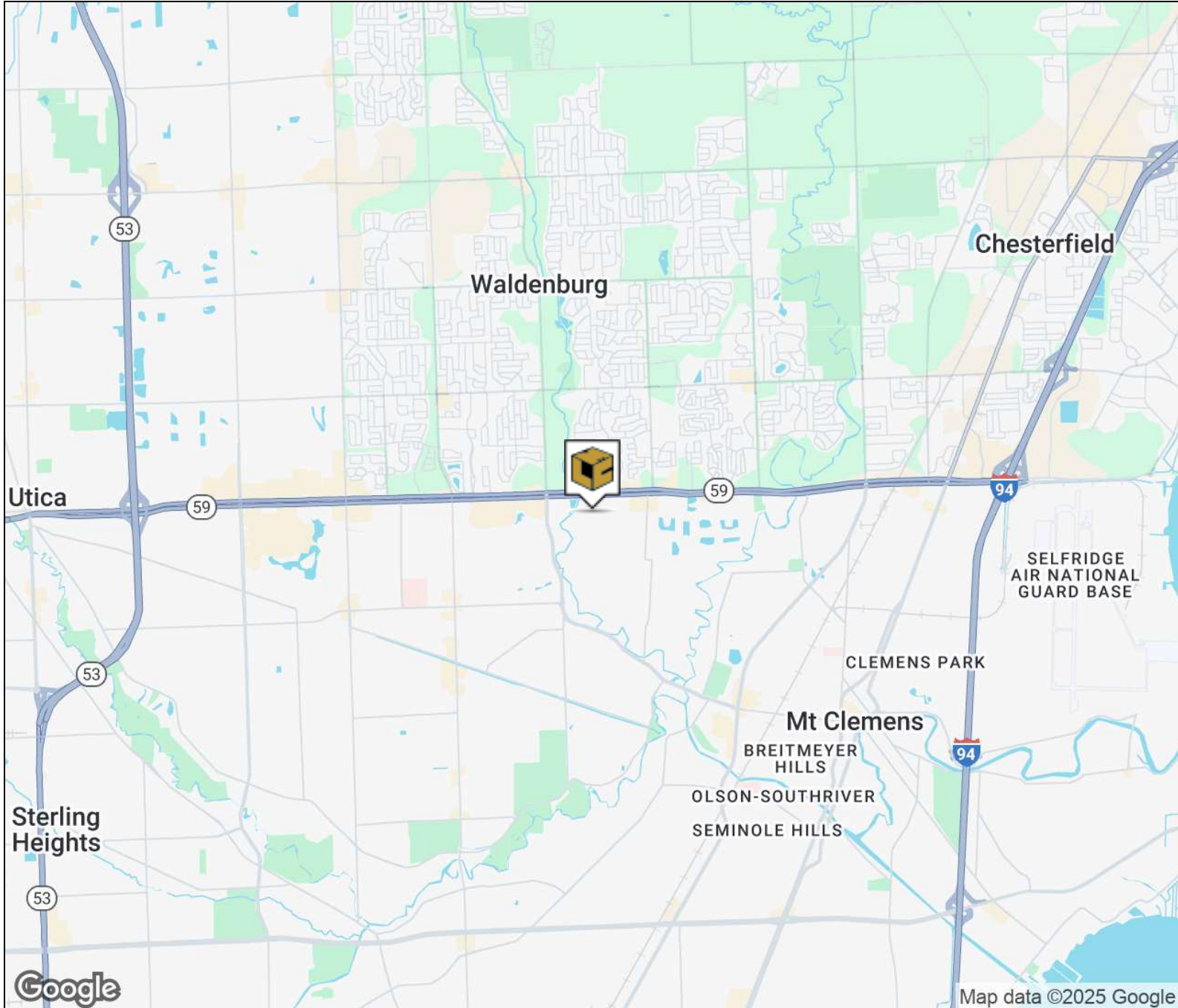
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L. MASON CAPITANI
CORFAC INTERNATIONAL

LOCATION MAP



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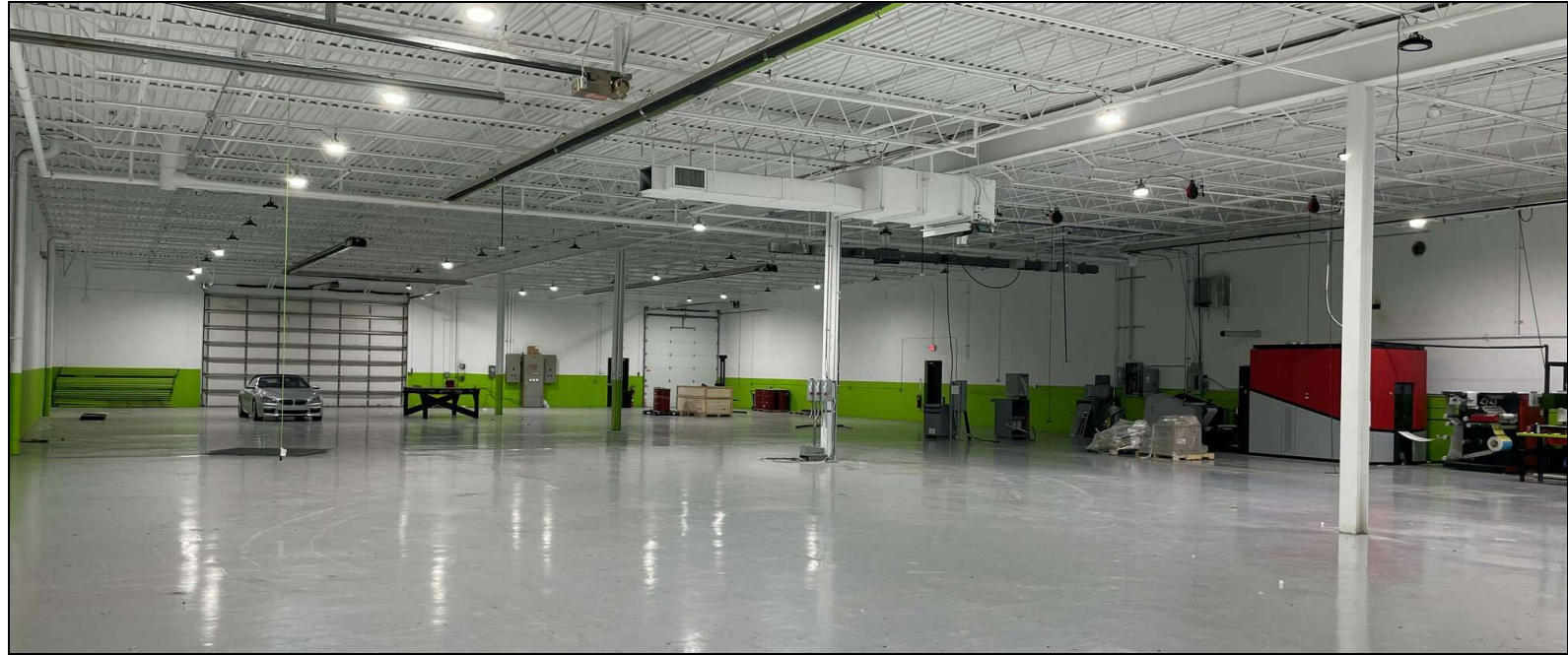
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ADDITIONAL PHOTOS



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INDUSTRIAL PROPERTY DETAILS

Lease Rate	\$7.50 SF/yr NNN
Monthly Rate	\$11,330.63/Month
Property Taxes	\$1.20/SF

Building Information

Building Size	18,129 SF
Available SF	18,129 SF
Factory SF	15,515 SF
Office Space	2,614 SF
Year Built	1985
Year Last Renovated	2001
Tenancy	Single
Number of Grade Level Doors	3
Overhead Door Size	(2) 12' x 14' ; (1) 24' x 14'
Fire Suppression	100%
Bay Size	45'
Ceiling Height	16 ft
Minimum Ceiling Height	16 ft
Column Space	45.0 ft
Mezzanine	Yes
Power Description	440/480 Volts 1,000 Amps
Rail Access	No
Number of Parking Spaces	44
Heating	Tube Radiant
A/C	Office Only
Restrooms	3
Lighting	LED

Location Information

Street Address	44753 Centre Ct
City, State, Zip	Clinton Township, MI 48038
County	Macomb
Side of Street	West
Nearest Highway	I-94

Property Information

Property Type	Industrial
Zoning	I-1
Property Subtype	Manufacturing
Lot Size	1.15 Acres
APN #	16-11-04-131-007
Lot Frontage	155 ft
Lot Depth	378 ft
Site Description	Located on a small Industrial street running S off of M-59.

Amenities

Airlines
Buss Duct
Oversized 24'x14' Overhead Door
Epoxy Floors

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