

# 17505 Helro Drive

Fraser, MI

- 4,900 Sq. Ft. For Lease
- 1,190 Sq. Ft. of Office
- Drop Ceiling Throughout (Can be Removed)
- Additional 2<sup>nd</sup> Floor Office (Bonus Square Footage)
- Expansion Possibilities

## INDUSTRIAL BUILDING FOR LEASE



3,710 SF of Factory



1,190 SF of Office



12'x12' Grade Level Door

### FOR MORE INFORMATION:

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## Industrial Property Details:

### Details:

<b>Total SF:</b>	4,900 SF
<b>Available SF:</b>	4,900 SF
<b>Office SF:</b>	1,190 SF
<b>Factory SF:</b>	3,710 SF
<b>Zoning:</b>	I-C
<b>Expandable:</b>	Possible
<b>Intersection:</b>	Groesbeck/Masonic
<b>X-Way Distance:</b>	Minutes to I-696
<b>Parking:</b>	12 Spaces
<b>Year Built:</b>	1990
<b>Occupancy:</b>	Immediate

### Interior:

<b>Ceiling Height:</b>	12'
<b>Bay Size:</b>	Clear Span
<b>Restrooms:</b>	2
<b>Power:</b>	Primary
<b>Power Details:</b>	240/480V   1,000 Amps
<b>Lighting:</b>	Fluorescent
<b>Truckwells:</b>	None
<b>Grade Door:</b>	(1) 12'x12'
<b>Heating:</b>	Central/Gas Forced Air
<b>A/C:</b>	Office Only
<b>Sprinklered:</b>	No
<b>Floor Drains:</b>	No

### Economic

<b>Lease/SF:</b>	\$6.95
<b>Lease/Month:</b>	\$2,837.92
<b>Lease Terms:</b>	Mod. Gross
<b>Occupancy:</b>	Immediate
<b>Status:</b>	Existing

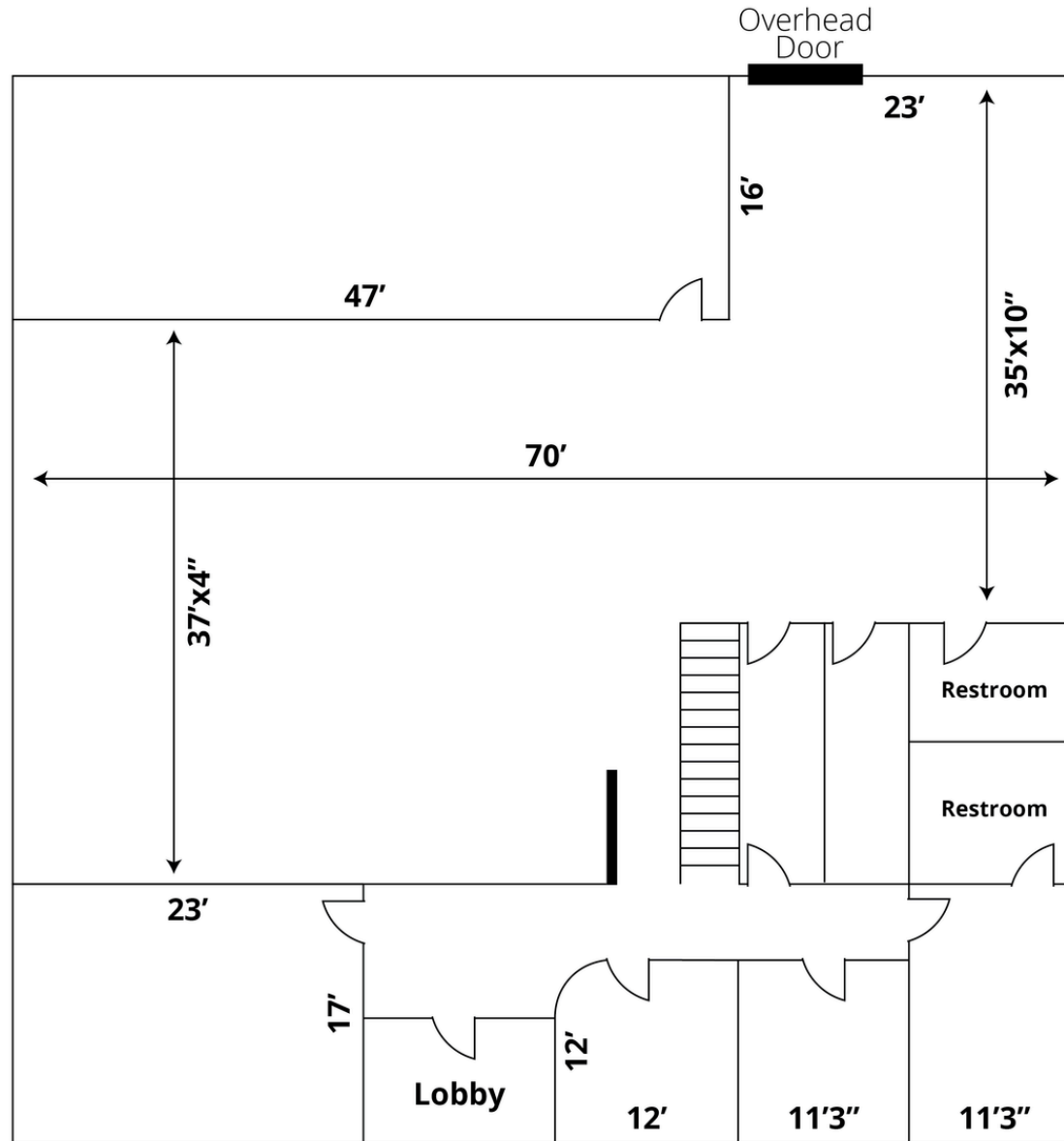
**Notes:** Warehouse currently has drop ceiling throughout. Additional office built out on 2nd floor not included in square footage. Quoted rate for first 3 months. Rate to increase to \$8.25/SF.

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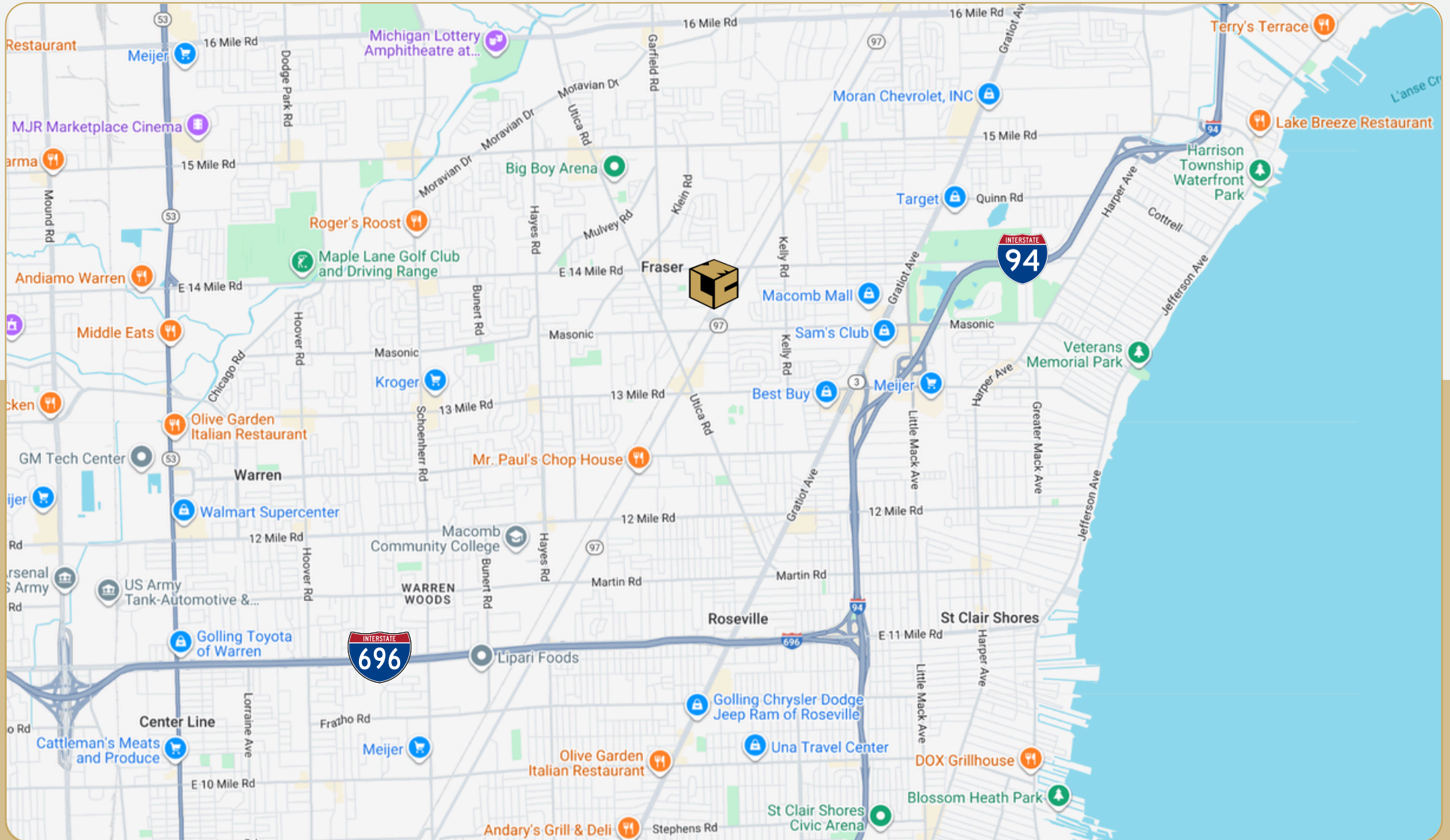
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