

1215-1231 Wheaton Drive

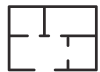
Troy, MI

- 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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CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

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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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Aerial



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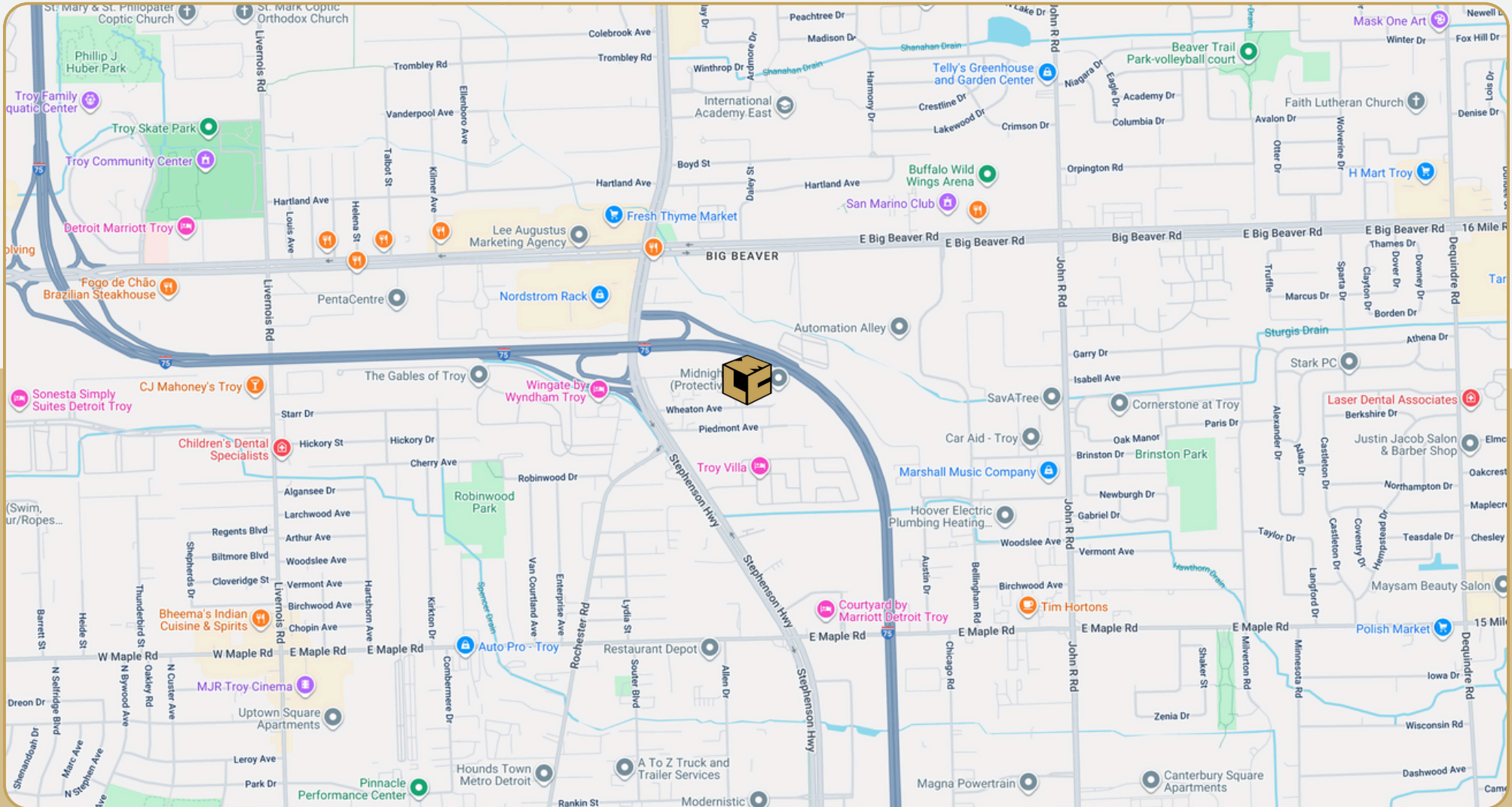
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Industrial Property Details:

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 |

Economic:

| | |
|--------------------|----------------|
| Sale Price: | \$1,100,000.00 |
| Price/SF: | \$171.88 |

Notes: Very well maintained. Seconds from I-75 expressway. 20 plus surface parking spaces. 100% climate controlled warehouse. Income producing.

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