

- Prime 12,000 square foot building available
- One (1) 15-ton crane with 200' of run
- Clear span warehouse
- 29' clear height to the joist with 22' clear height under hook
- One (1) 14'x16' grade level door with concrete parking lot
- 160' run of buss duct
- 3 phase, 240/480volt, 600amp power
- Brand new roof 2025!
- LED lighting
- Potential to add a truckwell
- Immediate occupancy!
- Sale Price: Contact Broker
- Lease rate: \$7,950/per month NNN

**Burger & Company**

Nicolo Burger, SIOR, CCIM  
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38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is  
not guaranteed and may be withdrawn at any time.

# FOR SALE/LEASE

8460 Ronda Drive  
Canton, MI



## BUILDING SPECIFICATIONS

|                      |                              |                                   |                          |
|----------------------|------------------------------|-----------------------------------|--------------------------|
| <b>Location</b>      | Haggerty & Joy Road          | <b>Total Building Square Feet</b> | 12,000 SF                |
| <b>County</b>        | Wayne                        | <b>Office Square Feet</b>         | 1,400 SF                 |
| <b>Zoning</b>        | LI - Light Industrial        | <b>Warehouse Square Feet</b>      | 10,600 SF                |
| <b>Lot Size</b>      | 1.43 Acres                   | <b>Year Built</b>                 | 1975                     |
| <b>Construction</b>  | Block/Steel                  | <b>Roof</b>                       | Brand new 2025!          |
| <b>Clear Height</b>  | 29' to joist/22' under crane | <b>Grade Level Doors</b>          | One (1) 14'x16'          |
| <b>Cranes</b>        | One (1) 15-ton               | <b>Dock Doors</b>                 | Potential to add         |
| <b>Lighting</b>      | LED                          | <b>Power</b>                      | 3phase/240-480v/600 amps |
| <b>Heating</b>       | Radiant heat                 | <b>Signage</b>                    | Yes                      |
| <b>Warehouse A/C</b> | No                           | <b>Restrooms</b>                  | Yes                      |
| <b>Buss Duct</b>     | Yes (160' of run)            | <b>Freestanding</b>               | Yes                      |
| <b>Parking</b>       | Ample                        | <b>Net Charges</b>                | \$2.37/SF                |

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|                     |                      |
|---------------------|----------------------|
| <b>Lease Rate</b>   | \$7.95 PSF           |
| <b>Monthly</b>      | \$7,950.00           |
| <b>Lease Type</b>   | NNN                  |
| <b>Availability</b> | Immediate Occupancy! |
| <b>Net Charges</b>  | \$2,370.00           |
| <b>Sale Price</b>   | Contact Broker       |

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## OFFICE IMAGES



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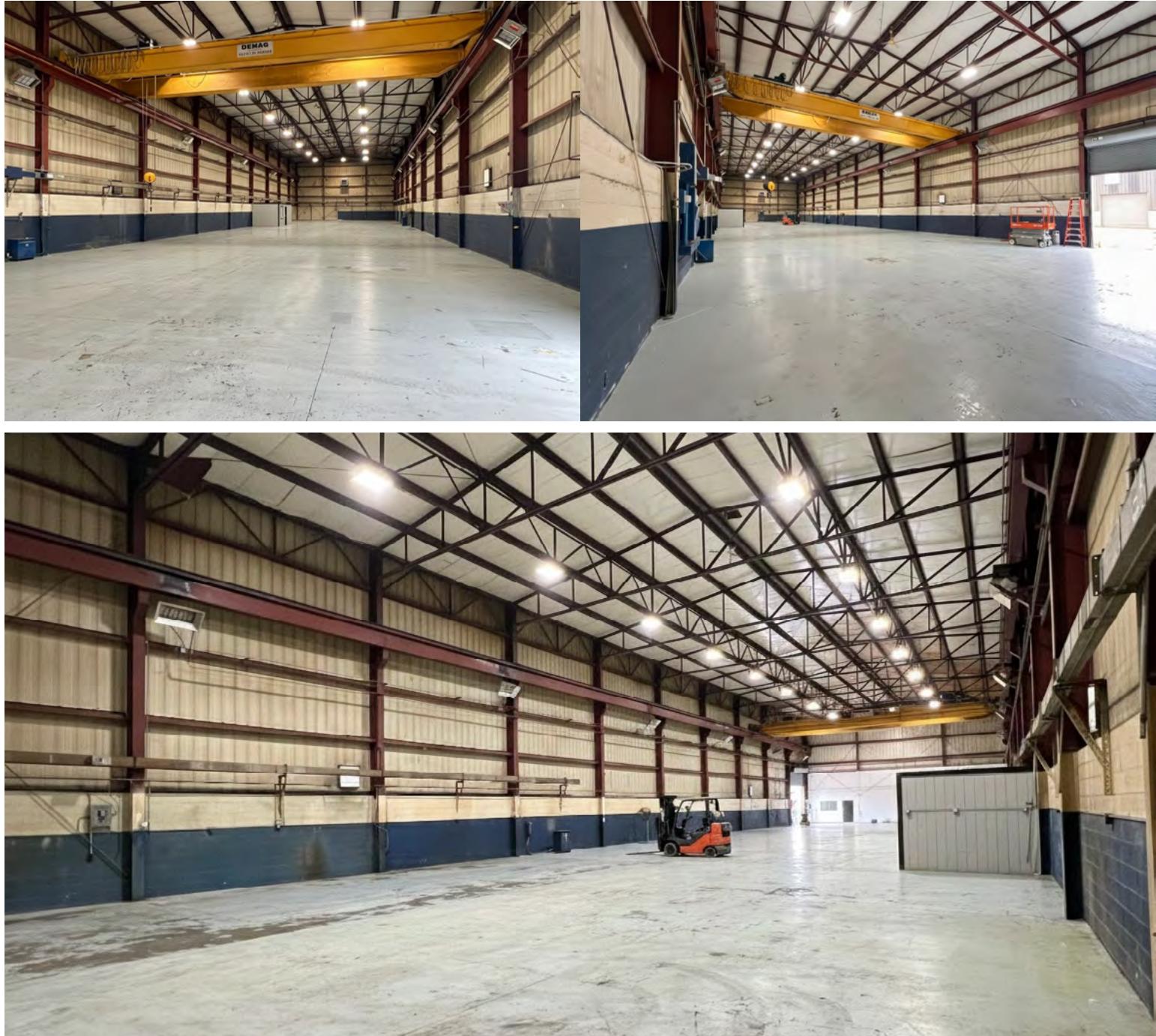
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## WAREHOUSE IMAGES



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## AERIAL OF NEW ROOF



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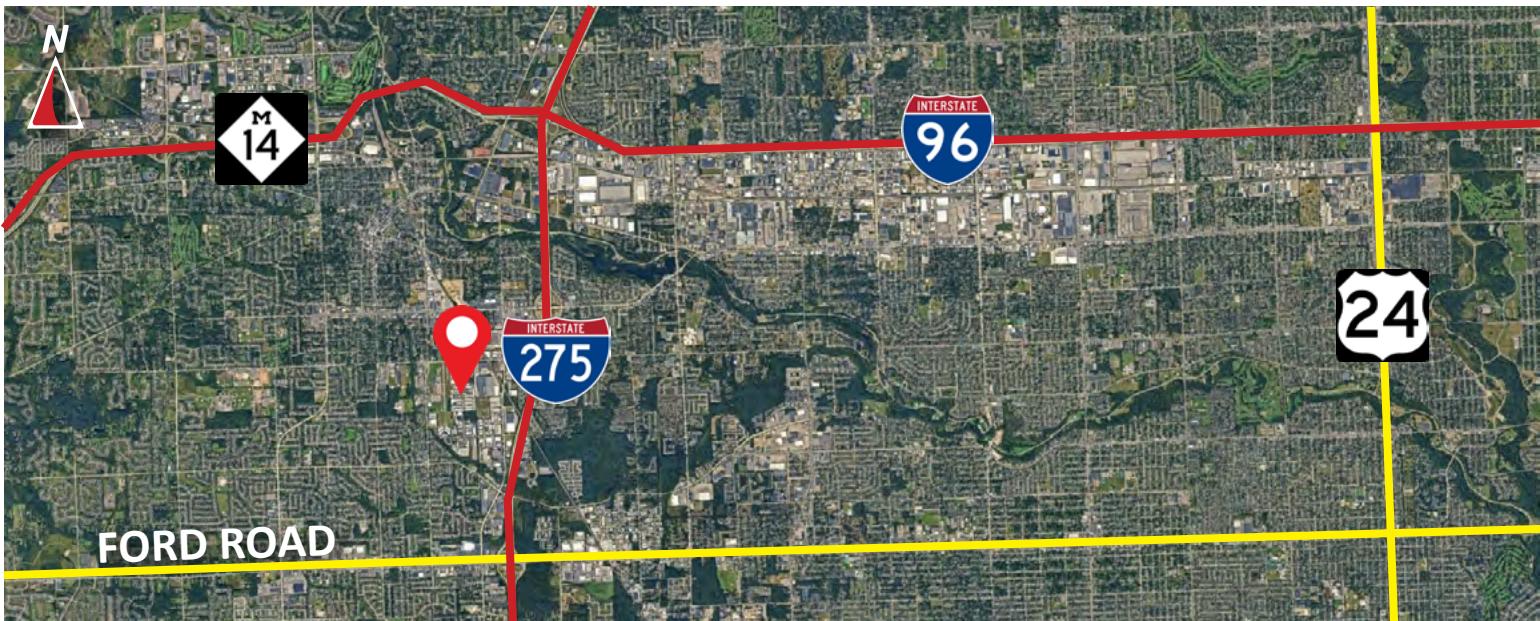
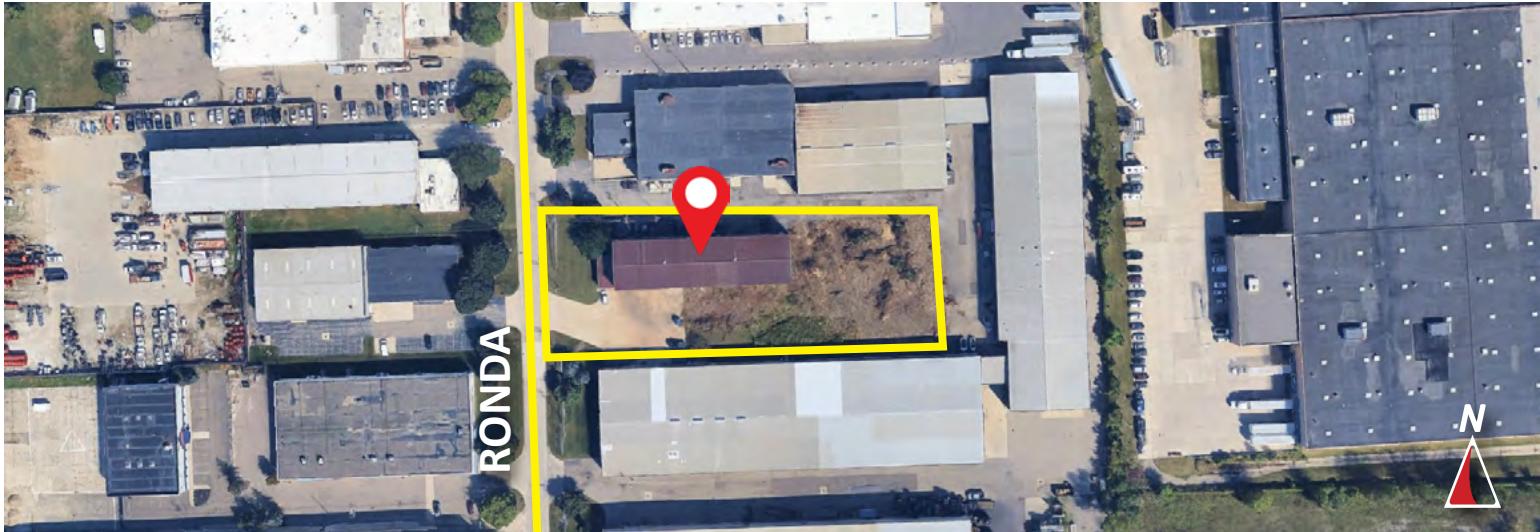
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## AERIAL / LOCATION MAP



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