

18321-18333 Mike C Court

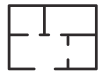
Fraser, MI

- 16,000 SF Duplex For Sale
- 8,000 SF For Lease
- 2,000 Amps of 480 Volt Power
- Seller will Lease Back 8,000 SF
- Excellent Owner/User Opportunity
- Immediate Occupancy
- Ample Parking
- Good Proximity to I-94 & I-696

INDUSTRIAL BUILDING FOR SALE/LEASE



14,375 SF of Factory



1,625 SF of Office



Four Grade Level Doors



FOR MORE INFORMATION:

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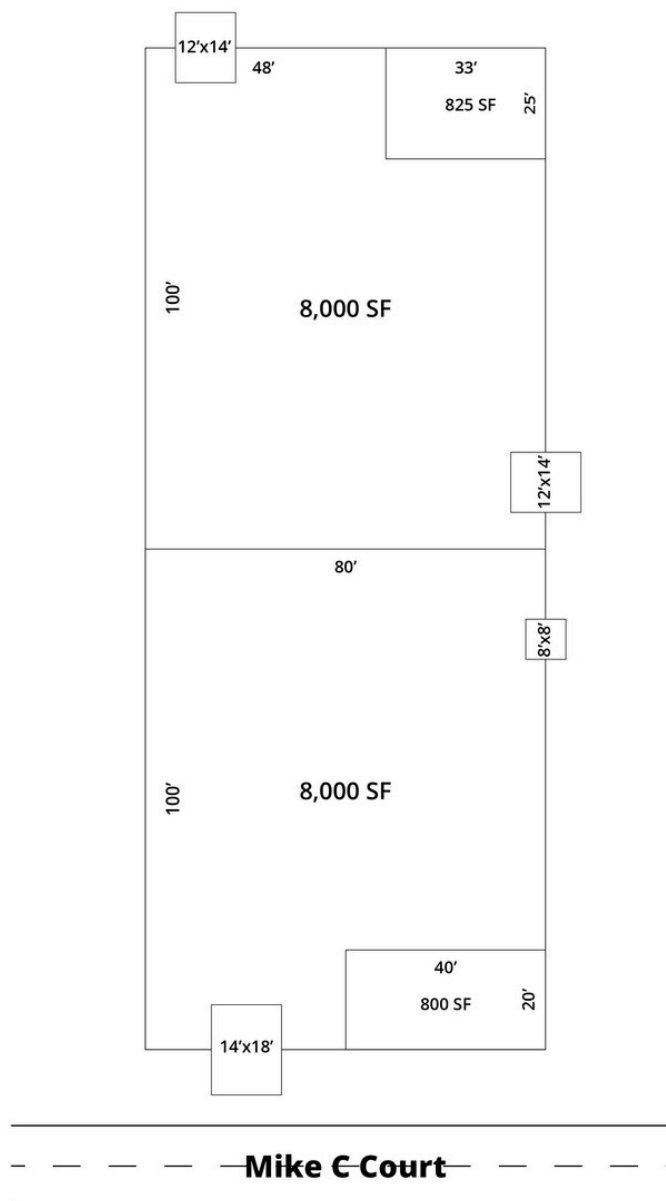
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Industrial Property Details:

Details:

Total SF:	16,000 SF
Available SF:	8,000 - 16,000 SF
Office SF:	1,625 SF
Factory SF:	14,375 SF
Zoning:	IC
Acres:	1.01
Frontage:	150'
Depth:	293'
Intersection:	S of 15 Mile, W of Kelly
X-Way Distance:	3 Miles to I-696
Parking:	20 Spaces
Year Built:	1983
Year Renovated:	2021
Occupancy:	Immediate

Interior:

Ceiling Height:	17'
Bay Size:	40'
Restrooms:	5
Power:	Primary
Power Details:	480V 2,000 Amps
Lighting::	LED
Grade Door:	8'x8', (2) 12'x14', 14'x18'
Heating:	Radiant
A/C:	Office Only
Floor Drains:	Yes
Notes:	Seller will lease back 8,000 SF of building. Excellent owner/user opportunity.

Economic

Sale Price:	\$1,350,000
Price/SF:	\$84.38
Lease/SF:	\$8.25 (8,000 SF)
Lease/Month:	\$5,500
Lease Terms:	Gross

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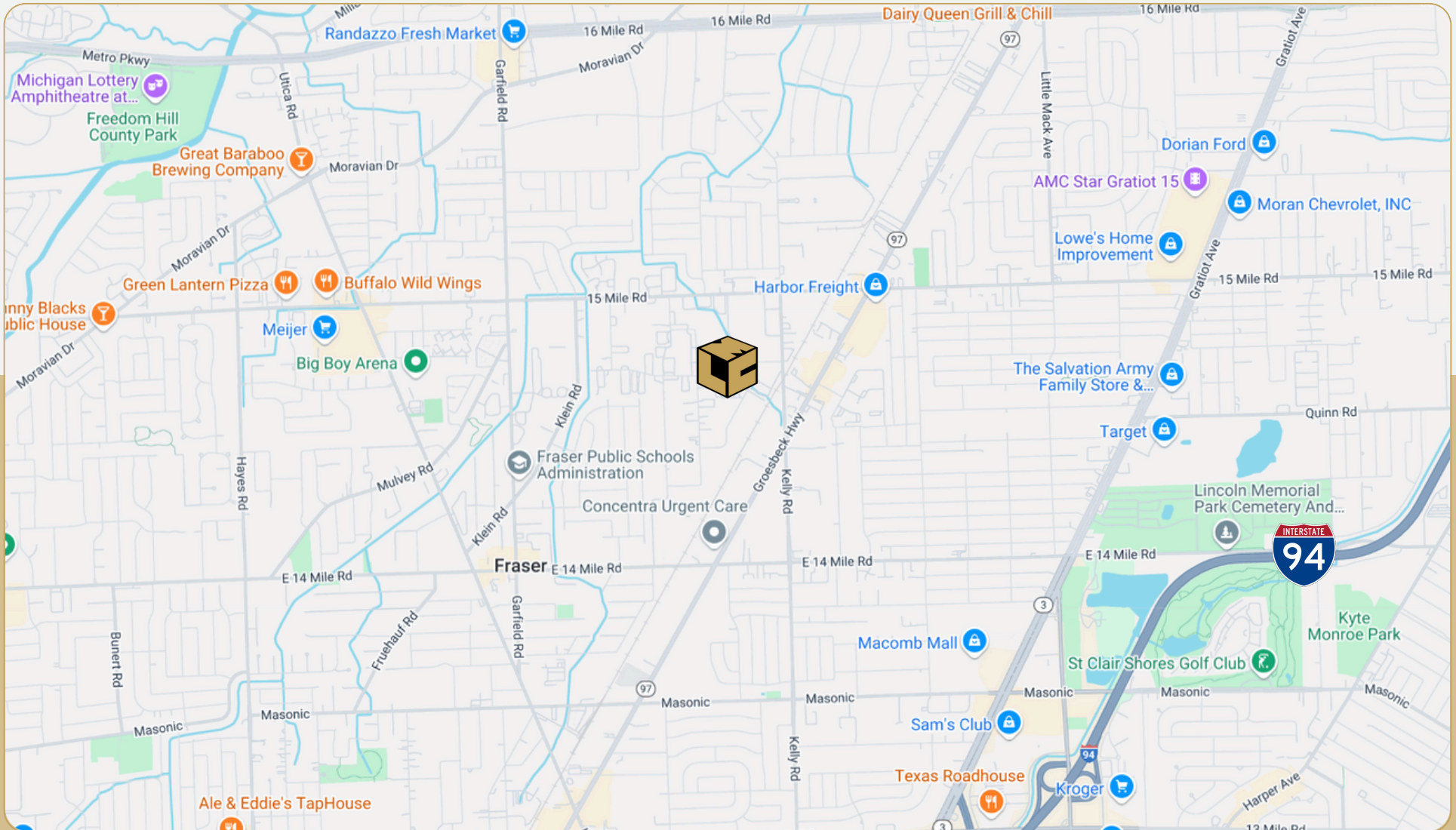
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