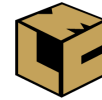


PROPERTY FOR LEASE

33280 Groesbeck Highway

Fraser, MI 48026



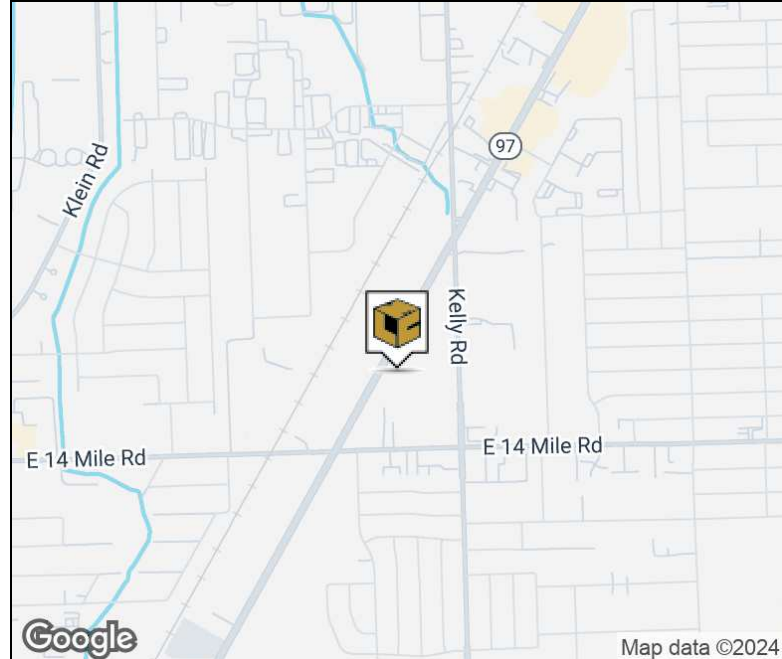
L. MASON CAPITANI
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- 8,060 Square Feet For Lease
- 1,560 Square Feet of Office
- Great Warehouse Facility
- Extremely Clean Space
- Minutes to I-696
- Expansion Possibilities within Complex



FOR MORE INFORMATION:

Jason Capitani, SIOR, CCIM

Managing Partner

248.637.7684

jcapitani@LMCap.com



CONNECT WITH US

248.637.9700 | www.LMCap.com

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

PROPERTY FOR LEASE

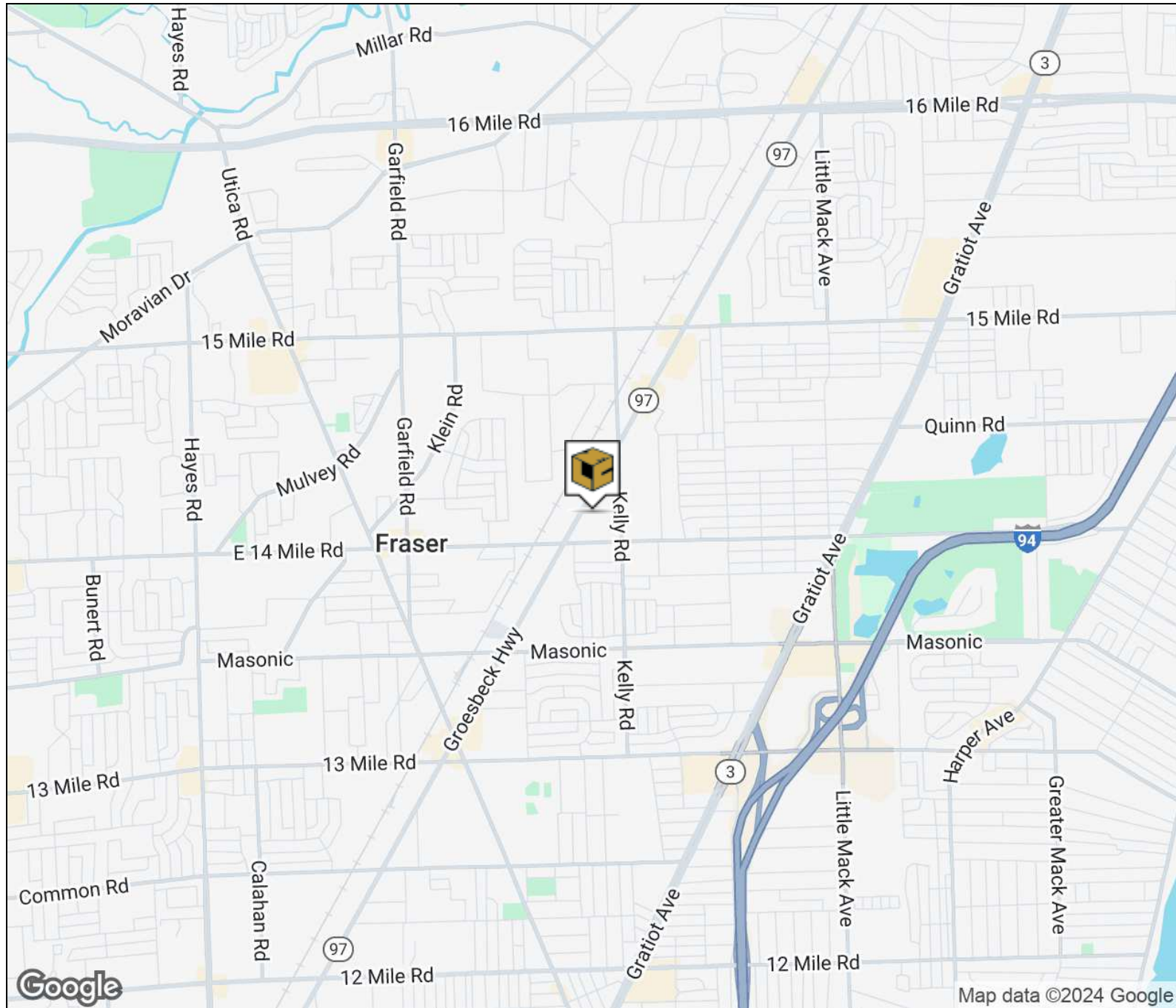
33280 Groesbeck Highway

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L. MASON CAPITANI
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LOCATION MAP



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PROPERTY FOR LEASE

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CORFAC INTERNATIONAL

INDUSTRIAL PROPERTY DETAILS

Lease Rate	\$11.95 SF/yr Modified Gross
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Building Information

Building Size	8,060 SF
Available SF	8,060 SF
Factory SF	6,500 SF
Office Space	1,560 SF
Year Built	1988
Tenancy	Single
Overhead Door Size	(2) 12'X14'
Bay Size	65' Clear Span
Ceiling Height	16 ft
Minimum Ceiling Height	16 ft
Mezzanine	Yes
Power Description	240 V 400 Amps
Rail Access	N/A
Heating	Radiant Tube
A/C	Office Only
Restrooms	3
Lighting	Metal Halide

Location Information

Street Address	33280 Groesbeck Highway
City, State, Zip	Fraser, MI 48026
County	Macomb
Side of Street	East
Nearest Highway	I-696

Property Information

Property Type	Industrial
Zoning	IR
Property Subtype	Warehouse/Distribution
Lot Size	3.49 Acres
APN #	03-11-32-476-013
Site Description	Groesbeck, N of 14 Mile Road.

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