

FOR LEASE

AshleyCapital

opportunity into value

Warren Business Center 26195 Bunert 105,168 SF Premier Distribution Facility

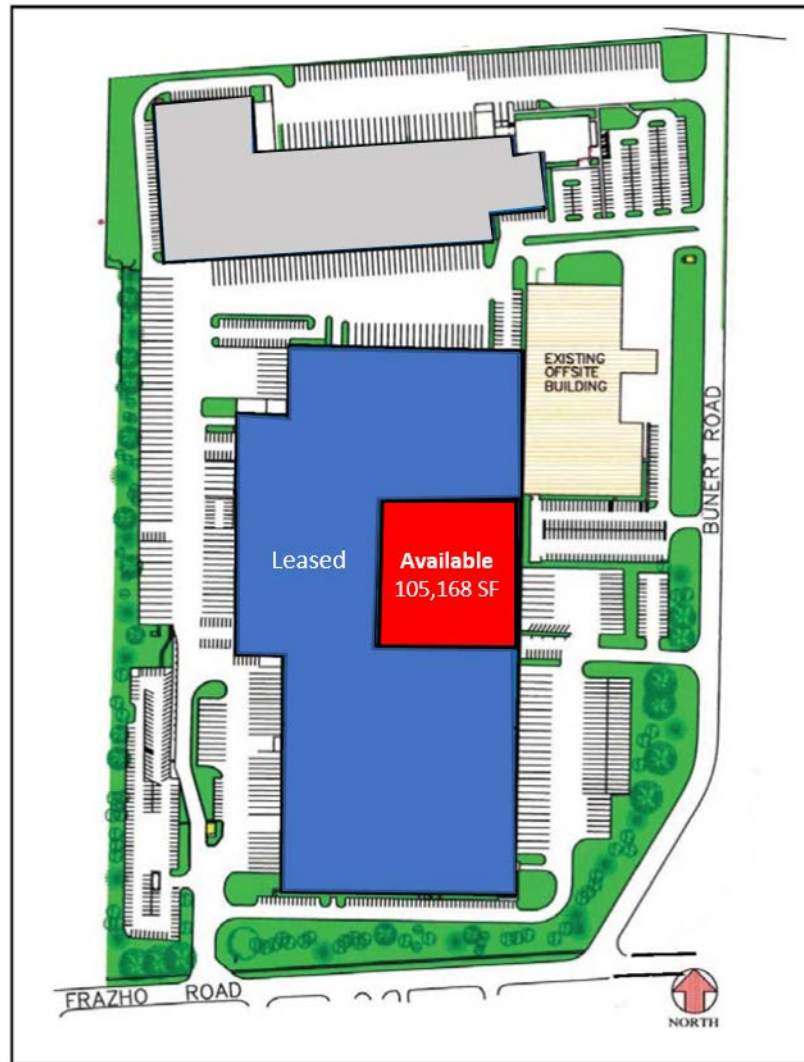


- 105,168 SF
- 8 Docks with In-Floor Levelers
- 23' Clear
- 2-Story Office (1,600 SF/Floor)
- Trailer Staging Available
- LED Light Fixtures
- Up to 800 Amps of 480/277 Volt 3-Phase Power
- ESFR Fire Suppression System
- Ample Car Parking
- Radiant Heat
- Conveniently Located at I-696 / Groesbeck Hwy



NEWMARK

Warren Business Center



For More Information Contact:

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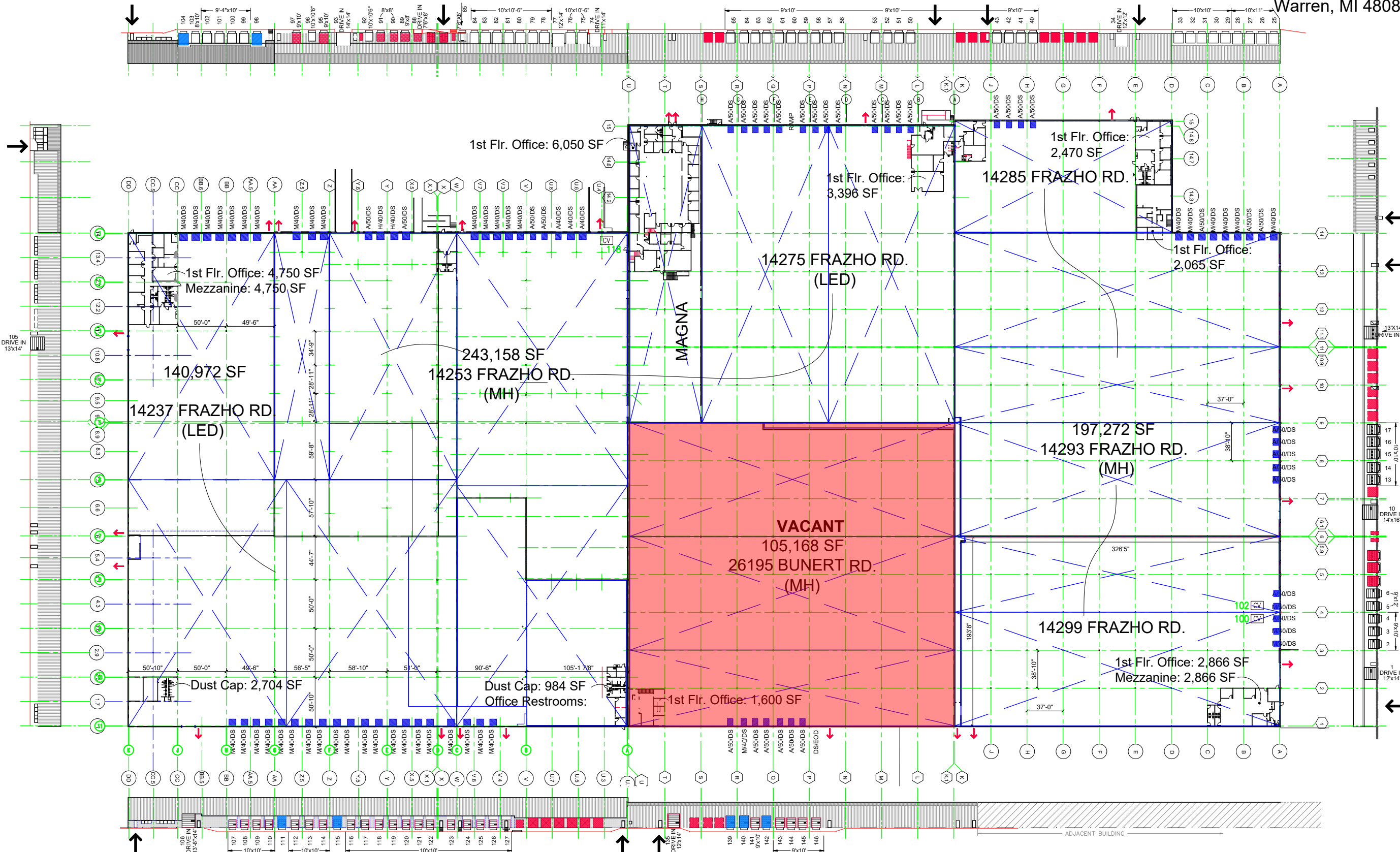
14235 Frazho
Warren, MI 48089

FOOTPRINT LEGEND

- MAIN ENTRANCE
- EGRESS
- DOCK PIT w/ LEVELER
- PROPOSED EXPANSION
- FUTURE OPENING
- 9'-0" X 10'-0" OPENING
- 10'-0" X 12'-0" OPENING
- POSSIBLE RAIL DOOR
- EXPANSION JOINT
- SPRINKLER ZONE ESFR ZONES
- SPRINKLER ZONE DENSITY ZONES
- MH METAL HALIDE
- LED LIGHT EMITTING DIODE
- E ELECTRICAL ROOM
- P FIRE EQUIPMENT ROOM
- DS DOCK SHELTER
- CS COMPRESSION SEAL
- A/50 AIR LEVELER/CAPACITY
- M/40 MECHANICAL LEVELER/CAPACITY
- H/60 HYDRAULIC LEVELER/CAPACITY
- EOD/30 EDGE OF DOCK/CAPACITY
- REOD/30 RAISED EDGE OF DOCK/CAPACITY

EXISTING OH DOORS

	DRIVE IN >7-6x8	DRIVE IN >13x14	DOCK >7-6x8	DOCK >9x8	DOCK 10x10	DOCK 10x10-6	DOCK 10x11	DOCK 10x12	DOCK 12x14	TOTAL DOORS
NORTH	1	2	-	5	-	-	5	-	-	13
EAST	1	1	-	5	19	-	-	5	-	31
SOUTH	-	1	-	-	-	-	-	-	-	1
WEST	3	1	4	25	5	9	4	2	1	54
TOTAL	5	5	4	35	26	9	9	5	1	102



BUILDING SHELL

CLEAR HEIGHTS:
20'-0", 22'-0", 23'-0" & 27'-0"

FLOORS:
DOCK AREA:
8" CONCRETE REINFORCED
W/ STEEL & FIBER MESH
ON 6" STONE

WAREHOUSE:
6" CONCRETE REINFORCED
W/ STEEL & FIBER MESH
ON 6" STONE

WALLS
INSULATED SHEET METAL SIDING

ROOF
BALLASTED SINGLY PLY
EPDM OVER METAL DECK
W/ INTERNAL RAIN LEADERS

STEEL FRAME
12" STRUCTURAL COLUMNS W/ A
JOIST & JOIST GIRDER SYSTEM

BUILDING SYSTEMS

ELECTRICAL SERVICE:
TWO (2) 2000 KVA
ONE (1) 1500 KVA
480/277 VOLT 3-PHASE

TELECOMMUNICATIONS
PHONE / CABLE / FIBER

WAREHOUSE LIGHTING:
ONE (1) - 100 WATT METAL HALIDE
FIXTURE PER BAY
PROVIDING UP TO 25 FC
LED LIGHT FIXTURES

NATURAL GAS SERVICE:
10 PSI

HEATING (HVAC):
GAS FIRED RADIANT TUBE HEATERS
PROVIDING 50 DEGREES AT 0
DEGREES OUTSIDE TEMPERATURE

DOMESTIC WATER:
2" FROM 12" LOOPED
CITY WATER MAIN

FIRE PROTECTION:
ESFR FROM A 200 GPM
ELECTRIC PUMP

SANITARY:
8" INTO 15" CITY MAIN

