

FOR SALE

34180 KLEIN

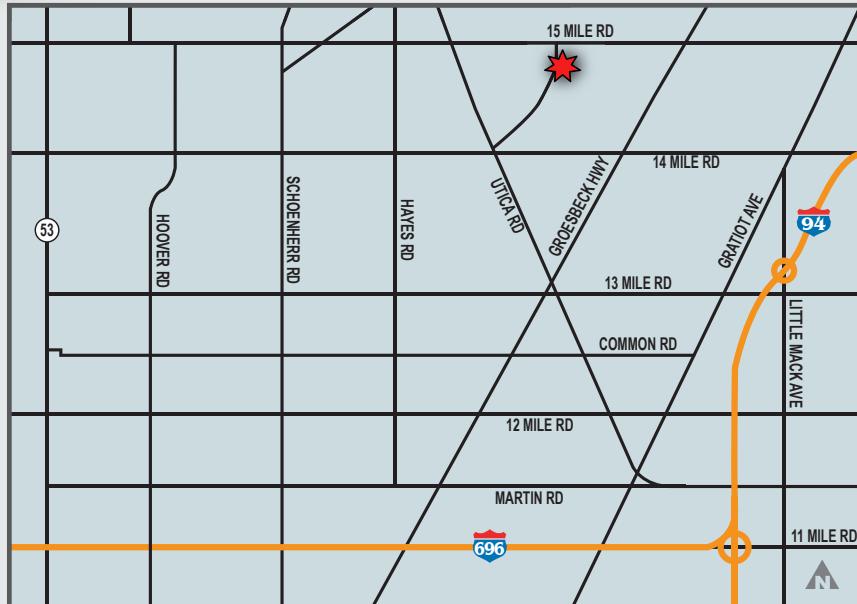
FRASER, MICHIGAN 48026



PRICE REDUCED

PROPERTY FEATURES

- 12,100 SF with 1,550 SF of Office
- Two Overhead Doors (12' x 14')
- 17' Clear
- Previously Duplexed. Can be Reconfigured to Accommodate Two Tenants Once Again
- Ample Parking On Site
- Within a 5-Mile Radius from I-94, I-696 & M-53



Giancarlo Pinterpe

giancarlo.pinterpe@lee-associates.com
(248) 567-8003

Adriano Docaj

adriano.docaj@lee-associates.com
(248) 567-8010

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PROPERTY TYPE: Industrial/Manufacturing

TOTAL SF: 12,100

OFFICE SF: 1,550

LAND (AC): 1.28

ZONING: Industrial

PARCEL ID: 03-11-32-176-018

YEAR BUILT: 1980

CEILING HEIGHT: 17

GRADE LEVEL DOORS: Two (12'x14')
One (12'x10') in shop

POWER: 600 A (each side),
480 V (each side),
3-Phase (each Side)

PROPERTY PRICING

TRANSACTION TYPE: Sale

ASKING SALE PRICE: \$970,000

12,100 SF freestanding industrial building, featuring 1,550 SF of dedicated office space. The property offers a highly functional layout with two 12'x14' overhead doors for seamless logistics. Previously duplexed and can be reconfigured to accommodate two tenants once again. Equipped with 600Amp/480Volt 3 phase power on each side of the building. Additionally the property includes generous parking along with two access and egress locations directly adjacent to both overhead doors, making it an ideal solution for any industrial or manufacturing needs.

FOR DETAILS CONTACT

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