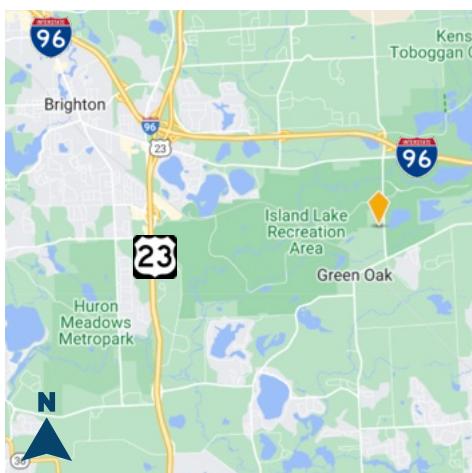


FOR LEASE

12800-12828 EMERSON DR, BRIGHTON



6,000 SF - 30,000 SF OF INDUSTRIAL SPACE



PROPERTY DETAILS

- 6,000 up to 30,000 SF of industrial space with minimal office
- Excellent warehouse/distribution space with 19' clearance
- Multiple dock and grade level overhead doors
- Abundant parking on complex
- Rare opportunity for premium industrial space in Brighton
- General Industrial (GI) zoning
- Ideally located minutes from I-96 & US-23

For information, please contact:



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FOR LEASE

12800-12828 EMERSON DR, BRIGHTON



AVAILABILITY BREAKDOWN

12800-12804 EMERSON DRIVE

Available SF: 24,000
Property Type: Industrial
Rate: \$9.50 / SF
Lease Type: Modified Gross
Availability Date: Immediate
Zoning: GI

Parking Spaces: Abundant
Heat: Radiant
Grade / Dock: 3 / 2
Fire Suppression: No
Power: Available



12820 EMERSON DRIVE (SHARED SPACE)

Available SF: 6,000
Property Type: Industrial
Rate: \$7.50 / SF
Lease Type: Modified Gross
Availability Date: Immediate
Zoning: GI

Parking Spaces: Abundant
Heat: Radiant
Grade / Dock: 1 / 0
Fire Suppression: No
Power: Available



12800-12804 & 12820 EMERSON DRIVE (ALL AVAILABLE SPACE)

Available SF: 30,000
Property Type: Industrial
Rate: TBD
Lease Type: Modified Gross
Availability Date: 45-180 days
Zoning: GI

Parking Spaces: Abundant
Heat: Radiant
Grade / Dock: 4 / 2
Fire Suppression: No
Power: Available



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PRICING INFORMATION

Lease Rate: \$7.00-9.50 / SF

Lease Type: Modified Gross

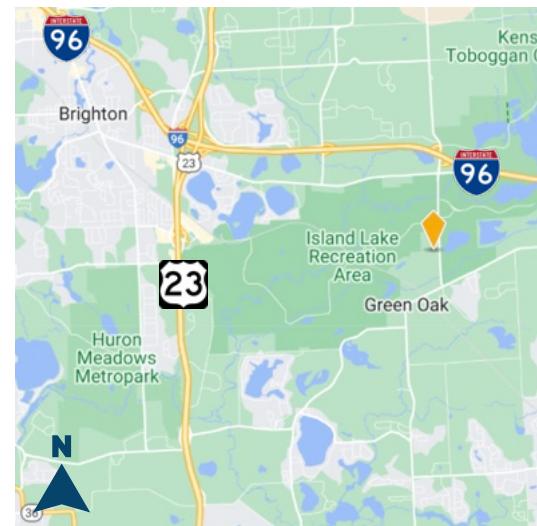
PROPERTY DESCRIPTION

Total SF:	96,672	Parcel ID:	Available
Available SF:	6,000-30,000	Parking Spaces:	Abundant
Office SF:	Minimal	Rail Served:	No
Property Type:	Industrial	Cranes:	No
Tenancy:	Mulitple	Heat:	Forced Air
Year Built:	1989	Clearance:	16'-19'
Year Renovated:	N / A	Grade/Dock Doors:	1 / 0
Zoning:	General Ind.	Fire Suppression:	No
Site/Parcel Area:	12.25 AC	Power:	Heavy

SUMMARY

Rare warehouse/distibution space in Livingston County. High clearance and a large drive-in door make this space for all warehousing needs. Easy access to I-96 via Kensington Road. Facility is comprised of eight (8) 12,000 SF sections. Outdoor storage is permitted.

ROAD MAP



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