

# FOR LEASE OR SALE

13870 Cavaliere Drive  
Shelby Twp, Michigan

**Total SF:** 32,458  
**Zoning:** LM-Light Manufacturing  
**Whse/Resch/BTS:** Whse/Office  
**Crossroads:** Schoenherr & 23 Mile Road

**Min. SF:** 32,458  
**Acreage:** 3.22  
**Multi/Free:** Free



**Shop SF:** 24,496 SF  
**Clearance:** 26'  
**Floor Drains:** No  
**Sprinklers:** Yes  
**Roof:** 2018  
**Parking:** approx. 98-spaces  
**Bld. Age:** 2018  
**Buss Duct:** No

**Grade Doors:** Two (2) 14x14  
**Bay Sizes:** 36 x 30  
**Cranes:** Prepped for 10-Ton  
**Under Hook:** NA  
**Heating:** Rooftop Forced Air  
**Rail:** No  
**Power:** 1600 Amps 480V  
**(Not Verified)**  
**Docks:** Two (2) Ext. Docks  
w/ Levelers

**Lavatories:** One (1) set of Men's and Women's restrooms in the shop and office areas.

**For Further Information  
Please Contact:**

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## Industrial Building

### OFFICE

Office SF: 8,000 of High-End Office Space

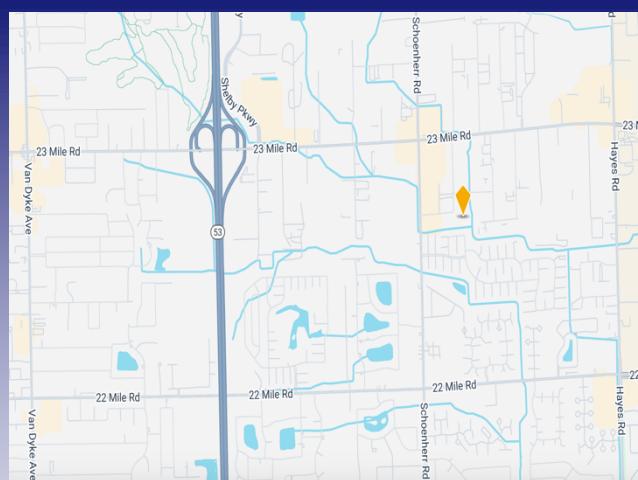
### COMMENTS:

\*VERY Clean Distribution/Manufacturing Facility with Steel that is Engineered for 10-Ton Cranes

\*Natural Gas Generator in place

\*Furniture Possibly Available

\*Building expandable by 7-8,000/SqFt.



**Lease Rate:** \$9.85 NNN  
**Lease/Month:** \$26,642.61

**Asking Price:** To Be Determined  
**Price/PSF:** To Be Determined

**Terms:** To Be Determined  
**Taxes/PSF:** \$2.43 PSF