

FOR LEASE OR SALE

13870 Cavaliere Drive
Shelby Twp, Michigan



Industrial Building

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



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

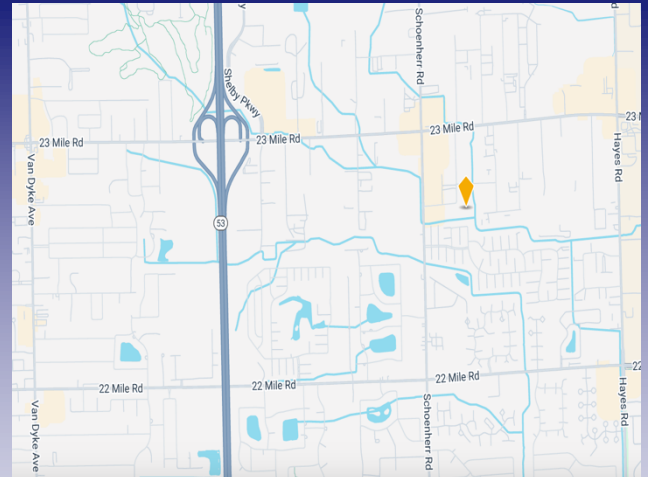
*Furniture Possibly Available

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

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:**

Christopher Nagorski, SIOR
248-247-7979
chris@skylineprop.com

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

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