

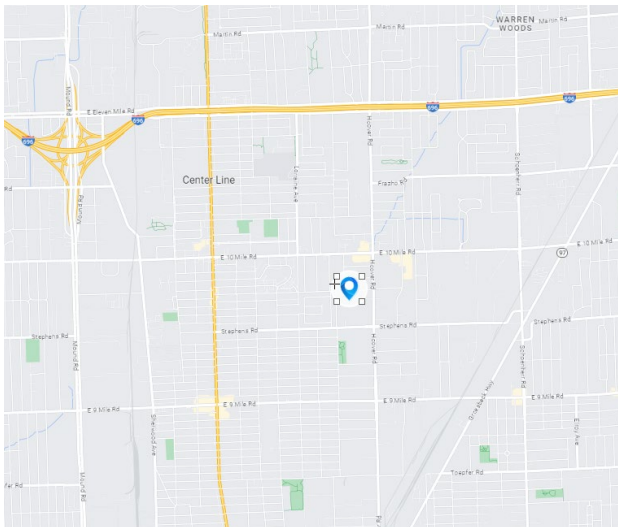


FOR SALE

11430 Kaltz Ave.

Warren, MI 48089

Property Highlights



- 45,860 SF
- 3,520 SF Renovated Offices
- Cranes to 40-Ton (2)
- Buss Duct & Airlines Throughout
- Up to 43' Clear Height
- Shop Recently Insulated & Painted
- Extra Large Parking Lot

For information, please contact:

Mike Davidson
 Senior Managing Director
 t 248-357-6599
 mike.davidson@nmrk.com

Geoff Hill
 Executive Managing Director
 t 248-350-1492
 geoff.hill@nmrk.com

27725 Stansbury Blvd., Suite 300
 Farmington Hills, MI 48334



nmrk.com



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INDUSTRIAL – Sale

11430 Kaltz
Warren, MI



Total Building Size:	45,860
Total Available:	45,860
Age:	1950
Factory:	42,340
Office:	3,520
Minimum Divisible:	45,860
Zoned:	M-2 / P

Sale Price:	\$2,700,000
Price Per SF:	\$58.87
Taxes:	\$30,187.50
Parking Lot:	\$3,115.10

Property Details

Acreage:	2.55	Power:	480 V / 2 Services
Frontage:		Buss:	Yes
Depth:		Lights:	T-5 Fluorescent
Parking:	Ample	Truckwell:	
Expandable:		Grade Door:	2
Storage:	Yes	Heating:	Radiant Units
Clearance:	up to 43'	A/C:	Offices
Bay Size:	Irregular	Sprinklered:	Yes
Lavatories:	5	Airlines:	Yes
Crane:	2-Ton, 10-Ton, 20-Ton, 40-Ton	Compressor:	Possible
Underhook:	Varies	Floordrains:	

Additional Information:

Great manufacturing facility with cranes to 40 ton. Freshly painted shop & fully renovated offices. Large fenced parking lot across the street.

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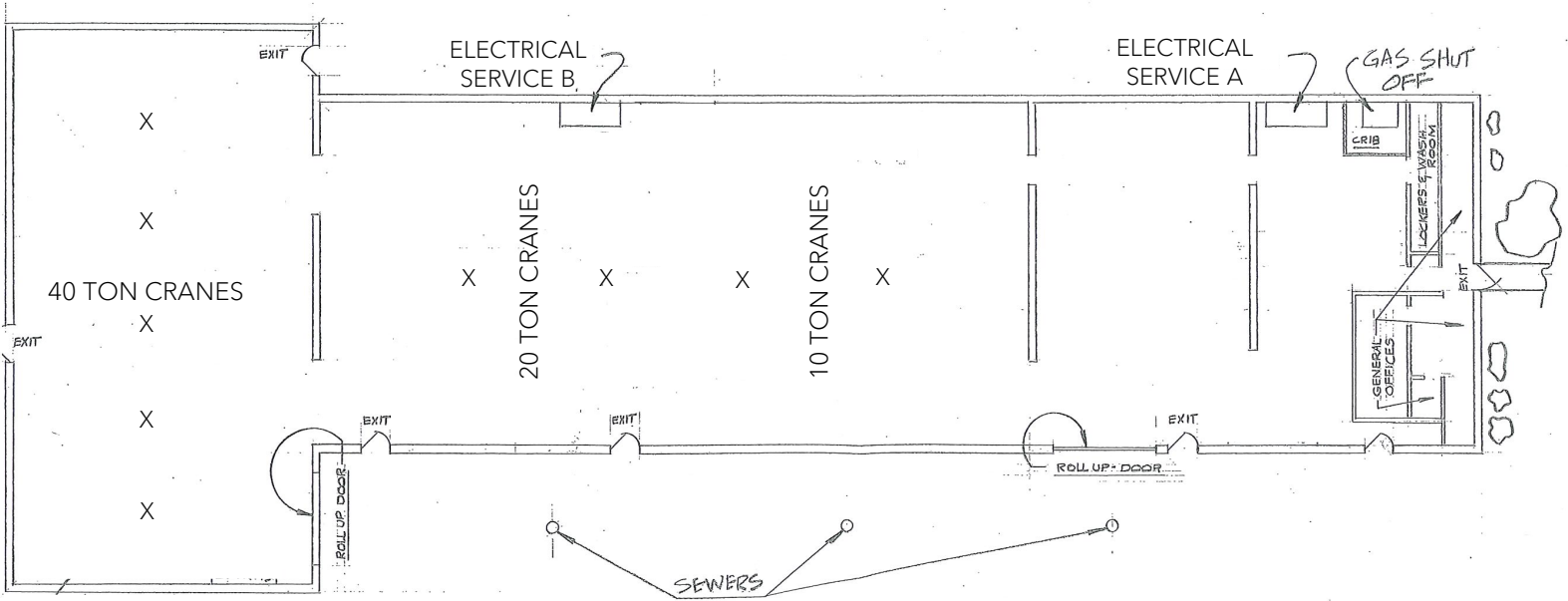
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NEWMARK

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