



PRICE REDUCED!

34195 RIVIERA
FRASER, MI 48026

PROPERTY HIGHLIGHTS:

- 15,440 SF Industrial For Sale in 15 Mile & Groesbeck Industrial Corridor
- Unit A: +/- 12,265 SF that includes a +/- 1,375 SF 2nd story office with separate access
- Unit B: +/- 3,175 SF in the rear that is on a month to month lease. Separately Metered.
- 440v, 3 Phase Power
- Buss Ducts, Airlines & Floor Drains
- (2) Paint Booths & (3) Car Lifts available
- 15' - 18' Clear Height
- (3) Grade Level Doors, each 12' x 13'

\$ ASKING SALE PRICE: \$1,150,000

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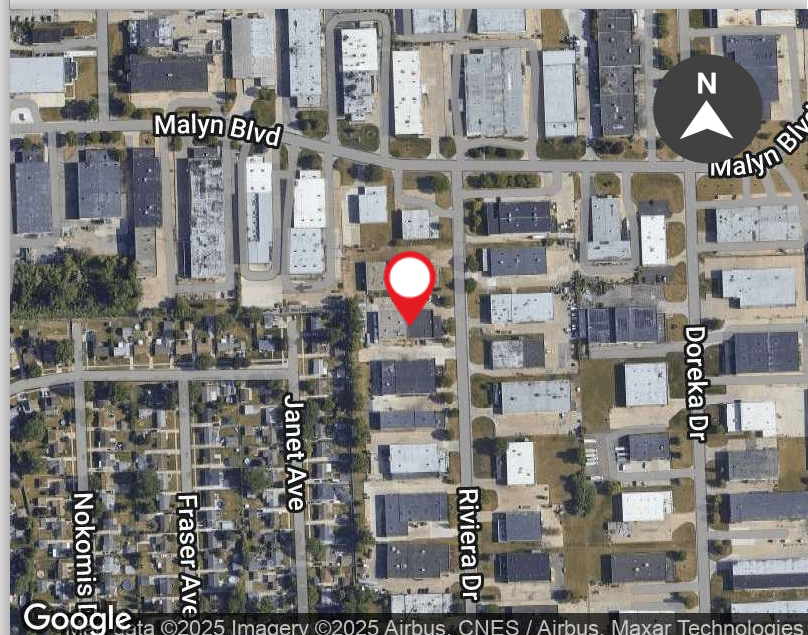
FOR MORE INFORMATION PLEASE CONTACT:



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34195 RIVIERA

PROPERTY **INFORMATION**

HIGHLIGHTS

Building SF:	15,440 SF
Warehouse SF:	12,700 SF
Office SF:	2,740 SF
Land Size:	1.0 Acre

SITE

Parcel Number:	03-11-32-252-003
Zoning:	IR- Industrial Restricted
Parking Spaces:	65

BUILDING INFORMATION

Type:	Industrial
Year Built:	1977
Heating:	Radiant & Unit Heat
Clear Height:	15' - 18'
Electrical:	440v, 3 Phase
# Grade Level Doors:	3
Door Dimensions (HXW):	12' x 13'

PRICING:

Pricing:	\$1,225,000
Taxes:	\$13,114.88

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