

PROPERTY FOR SALE / LEASE

Omni Professional Building

25932 Dequindre Warren, MI 48091



L. MASON CAPITANI
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- 6,000 SF Professional Office Building
- 3,500 SF 4-Exam Room Medical Suite
- 2,500 SF Office Suite - 5 Offices & Conference Room
- Excellent Expressway Access
- Ideal for Medical, Physical Therapy School or General Office
- Motivated Seller



FOR MORE INFORMATION:

Al Iafrate, SIOR

Senior Vice President
248.637.7791
aiafrate@LMCap.com



CONNECT WITH US

248.637.9700 | www.LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

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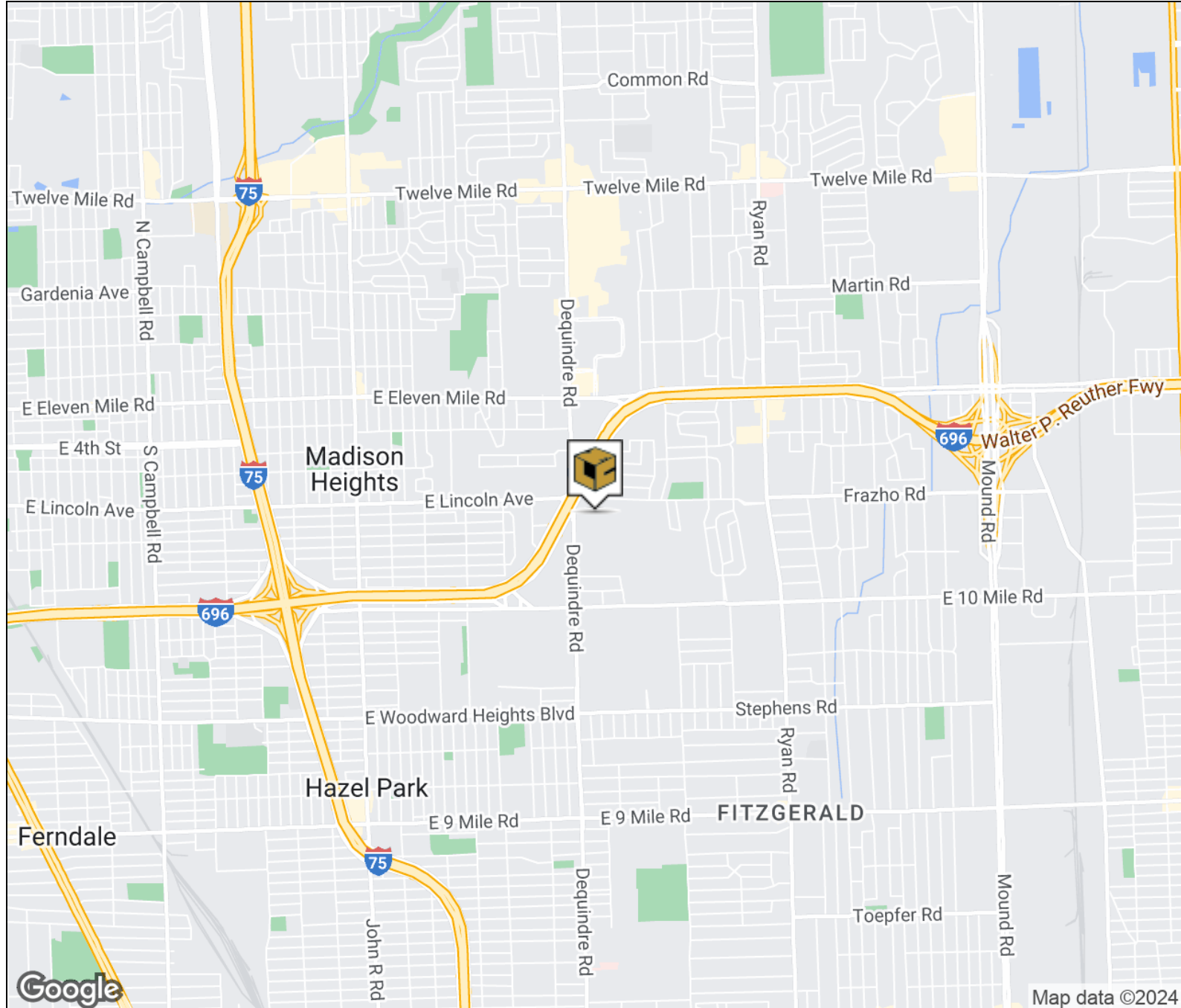
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LOCATION MAP



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OFFICE PROPERTY DETAILS

Location Information

Street Address	25932 Dequindre
City, State, Zip	Warren, MI 48091
County	Macomb
Cross-Streets	-
Nearest Highway	I-696

Building Information

Building Size	6,000 SF
Building Class	C
Occupancy %	-
Tenancy	-
Number of Floors	-
Year Built	1991
Gross Leasable Area	6,000 SF
Load Factor	-
Annual Escalations	\$0.50/SF - Suite B
Partition Allowance	-

Sale Price	\$595,000
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Lease Rate	\$8.60/SF
Annual Increase	\$0.50/SF

Property Information

Property Type	Office
Property Subtype	Medical
Zoning	C-3
Lot Size	-
APN #	12-13-19-301-040

Parking & Transportation

Parking Type	Surface
Parking Ratio	-

Available Suites

Suite A (Office) - 2,500 SF	Withheld
Suite B (Medical) - 3,500 SF	\$8.60/SF with \$0.50/SF Annual Increase
Suite A & B (Office/Medical) - 6,000 SF	Withheld

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ADDITIONAL PHOTOS



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