

34190 Doreka

Fraser, MI

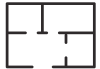
NOW A POTENTIAL LEASE OPPORTUNITY!

- 23,926 Square Feet For Sale/Lease
- Great Manufacturing Building
- Heavy Power with Buss Duct
- Airlines Throughout
- Light Duty Cranes
- Possible Truckwell

INDUSTRIAL BUILDING FOR SALE



19,460 SF of Factory



4,466 SF of Office



(2) 12'x14' & 12'x12' Grade Level Doors

FOR MORE INFORMATION:

Jason Capitani, SIOR, CCIM	Joe DePonio III, SIOR
Managing Partner	Senior Vice President
248.637.7684	248.637.3513
jcapitani@LMCap.com	jdeponio@LMCap.com

248.637.9700 | 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.



L. MASON CAPITANI
CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

34190 Doreka

Fraser, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

Industrial Property Details:

Details:

Total SF:	23,926 SF
Available SF:	23,926 SF
Office SF:	4,466 SF
Factory SF:	19,460 SF
Zoning:	IC
Acres:	1.27
Frontage:	180'
Depth:	308'
Expandable:	No
Intersection:	Doreka & Malyn
X-Way Distance:	5 Miles to I-696
Parking:	66 Spaces
Year Built:	1979
Outside Storage:	No
Rail Siding:	No
Occupancy:	90 Days

Interior:

Ceiling Height:	17'8"
Bay Size:	50'
Restrooms:	5
Power:	240V & 480V
Power Details:	3,200 & 400 Amps
Lighting:	Metal Halide
Truckwells:	Possible
Grade Door:	(12) 12'x14', (1) 12'x12'
Heating:	Radiant
A/C:	Office Only
Sprinklered:	No
Floor Drains:	No
Airlines:	Yes
Compressor:	Yes
Notes:	Great manufacturing building. Heavy power with buss duct. One of the grade-level doors was once an exterior truckwell.

Economic

Sale Price:	\$1,795,000
Price/SF:	\$75.02
Taxes:	\$23,330.00
Lease/SF:	Contact Broker

248.637.9700 | 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.

34190 Doreka

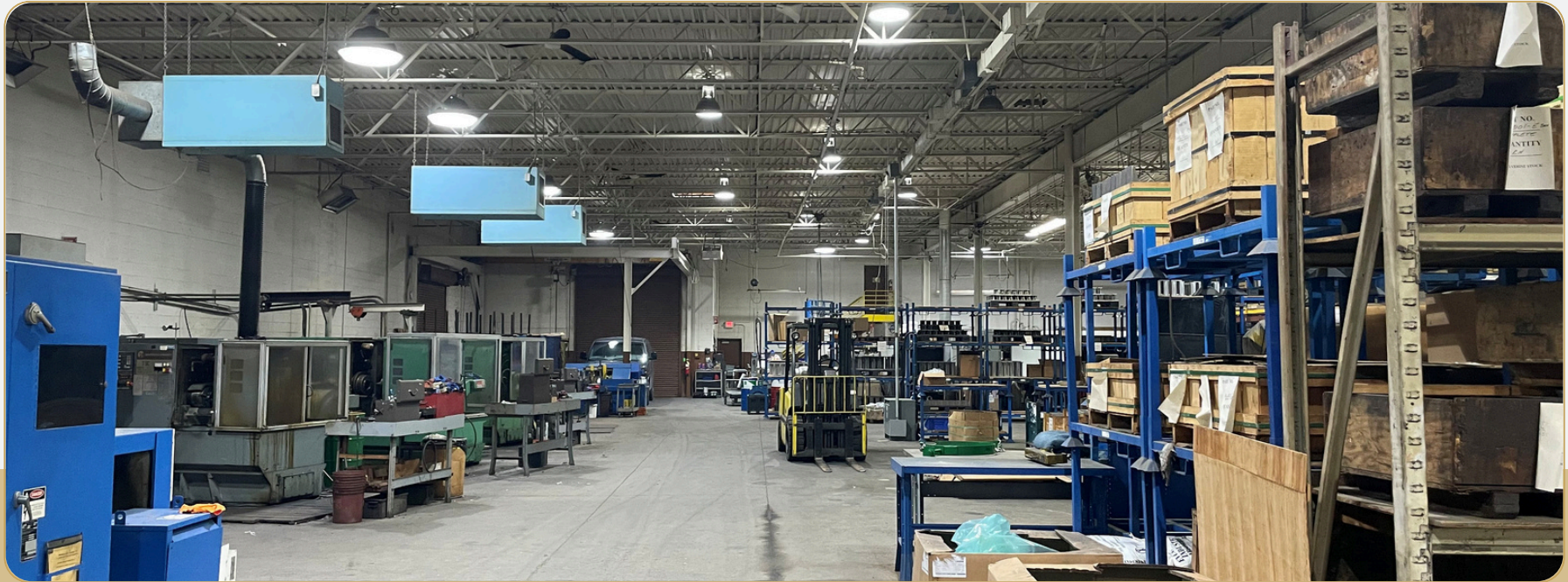
Fraser, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



248.637.9700 | 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.

34190 Doreka

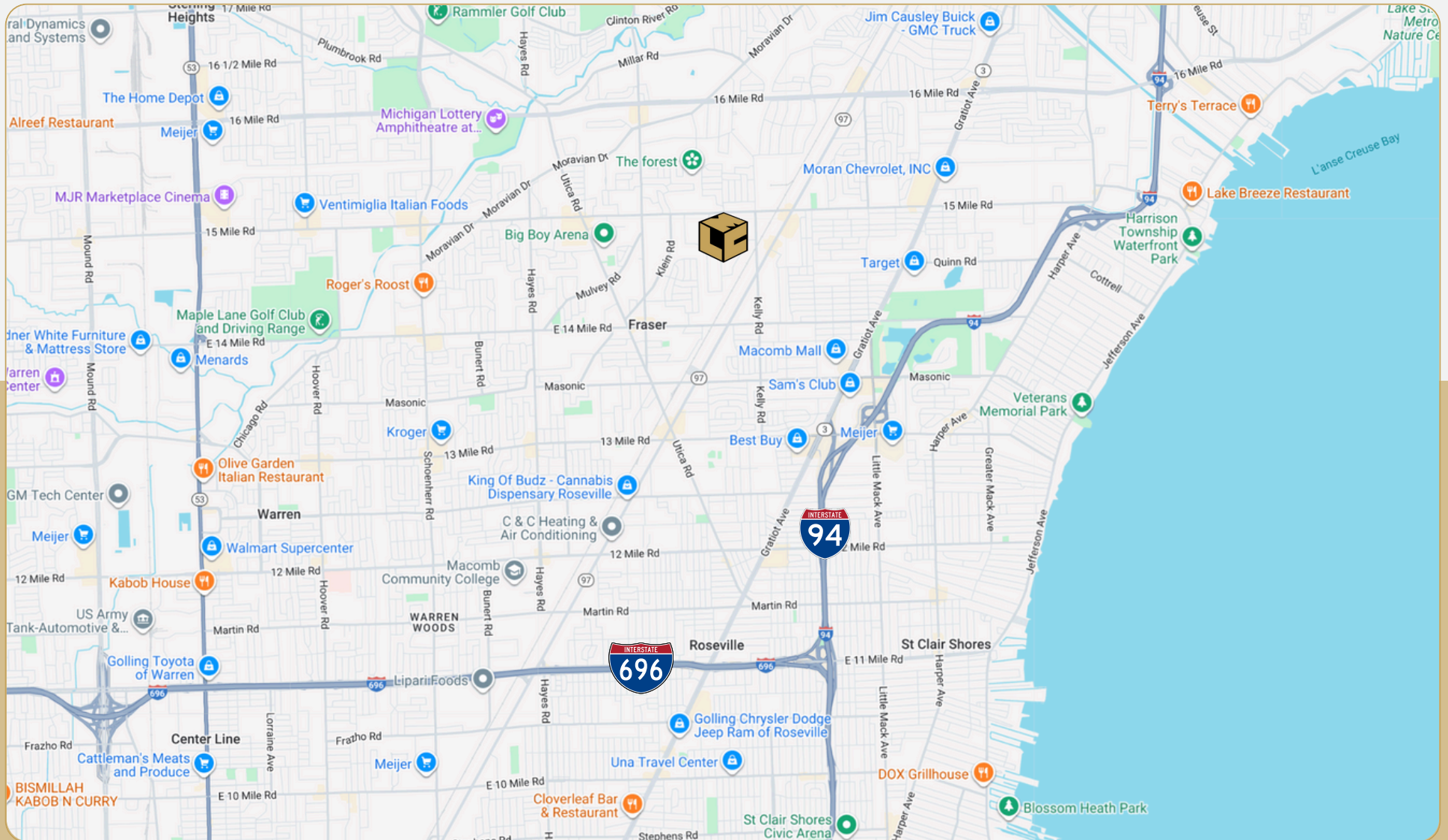
Fraser, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



248.637.9700 | 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.