

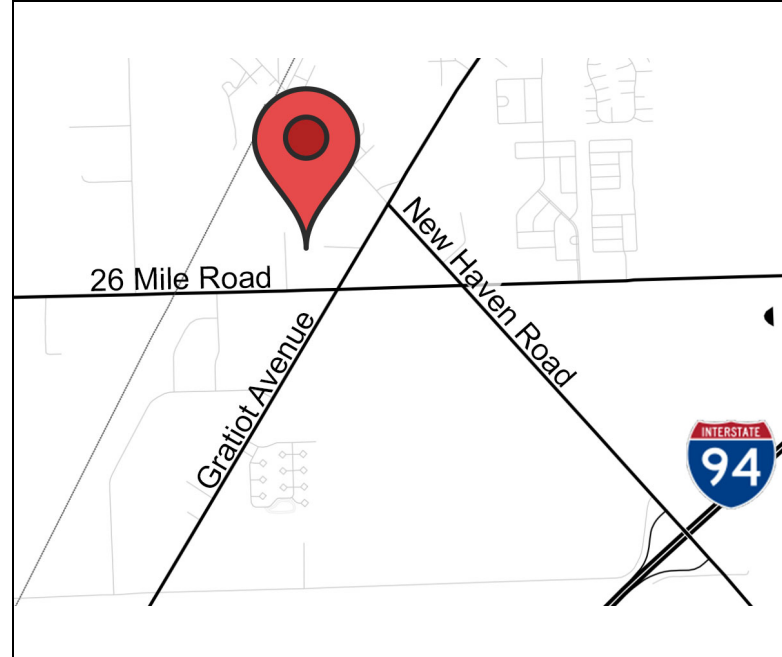
PROPERTY FOR SALE / LEASE

**Comcast Drive**  
New Haven, MI 48048



### Potential Property Features:

- Build to Suit
- 75,000 to 163,532 Sq Ft
- Room to Expand to 200,000 Sq Ft
- 20-Ton Cranes
- 29' Under Hook
- 60 Foot Bays
- Truckwells
- 100% Climate Controlled
- One Mile off I-94



### FOR MORE INFORMATION:

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# Comcast Drive

New Haven, MI 48048



## PROPERTY DETAILS

Sale Price	<b>Subject To Offer</b>
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Lease Rate	<b>Negotiable</b>
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### Location Information

Street Address	Comcast Drive
City, State, Zip	New Haven, MI 48048
County	Macomb
Side of Street	West
Nearest Highway	I-94

### Property Information

Property Type	Industrial
Zoning	Industrial
Property Subtype	Manufacturing
Lot Size	10.63 Acres
APN #	06-33-451-010
Lot Frontage	-
Lot Depth	-
Site Description	Proposed build to suit opportunity

### Amenities

Expandable	
20-Ton Cranes	
29' Under Hook	
60 Foot Bays	
Truckwells	

### Building Information

Building Size	163,532 SF
Available SF	163,532 SF
Factory SF	143,532 SF
Office Space	20,000 SF
Year Built	-
Year Last Renovated	-
Tenancy	Single
Number of Grade Level Doors	7
Overhead Door Size	(7) 14' x 14'
Number of Truckwells	1 Exterior
Loading Dock	-
Number of Cranes	4
Crane Description	20-Ton
Underhook	29.00
Crane Span	-
Fire Suppression	100%
Bay Size	60
Ceiling Height	36 ft
Minimum Ceiling Height	35 ft
Column Space	60 ft
Power Description	-
Rail Access	N/A
Number of Parking Spaces	357
Heating	Gas Forced Air
A/C	100%
Restrooms	6
Lighting	T8

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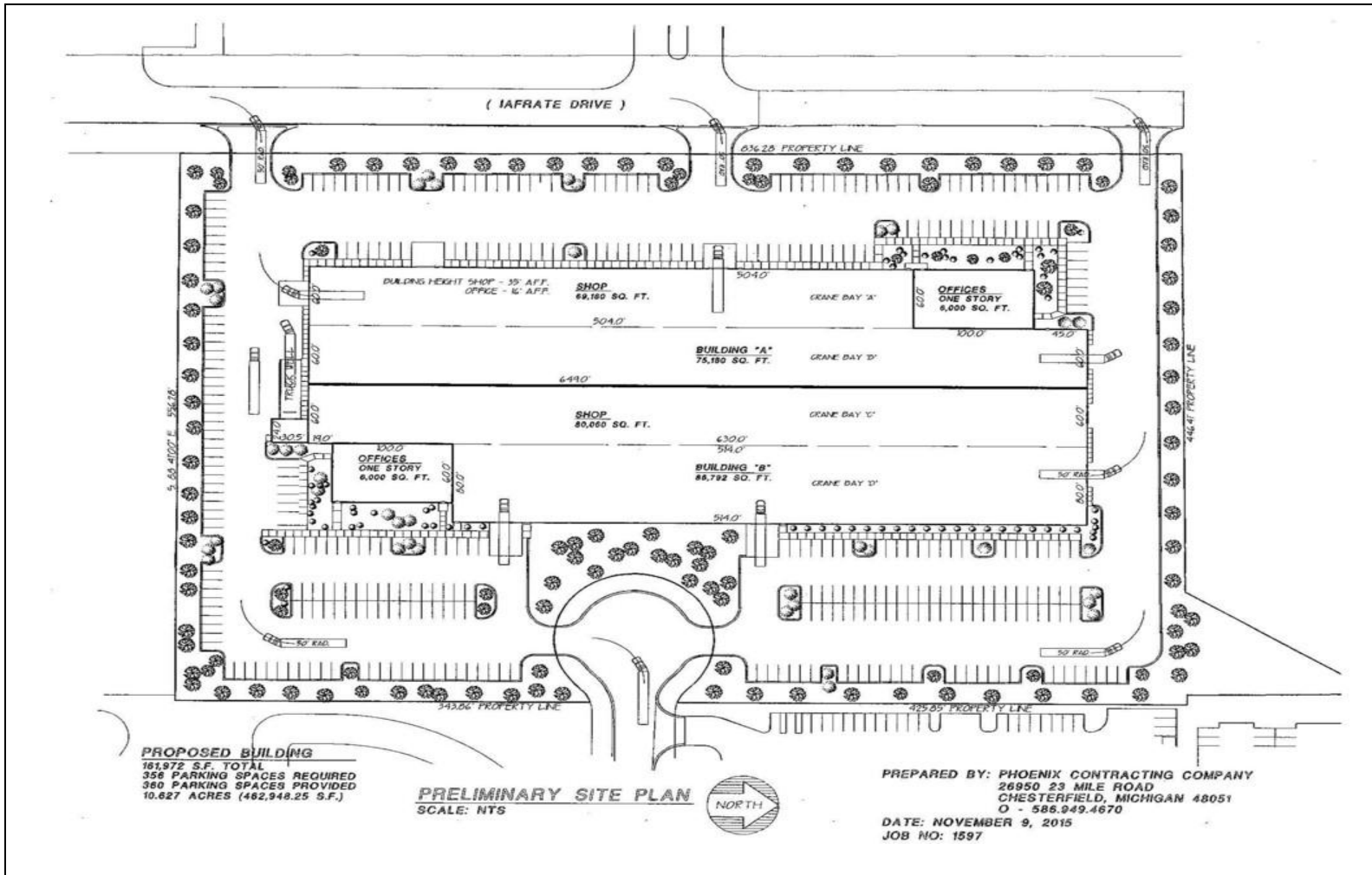
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**Build To Suit**

Address	Size (SF)	Lease Type	Lease Rate
Comcast Drive Build to Suit	163,532 SF	NNN	Negotiable

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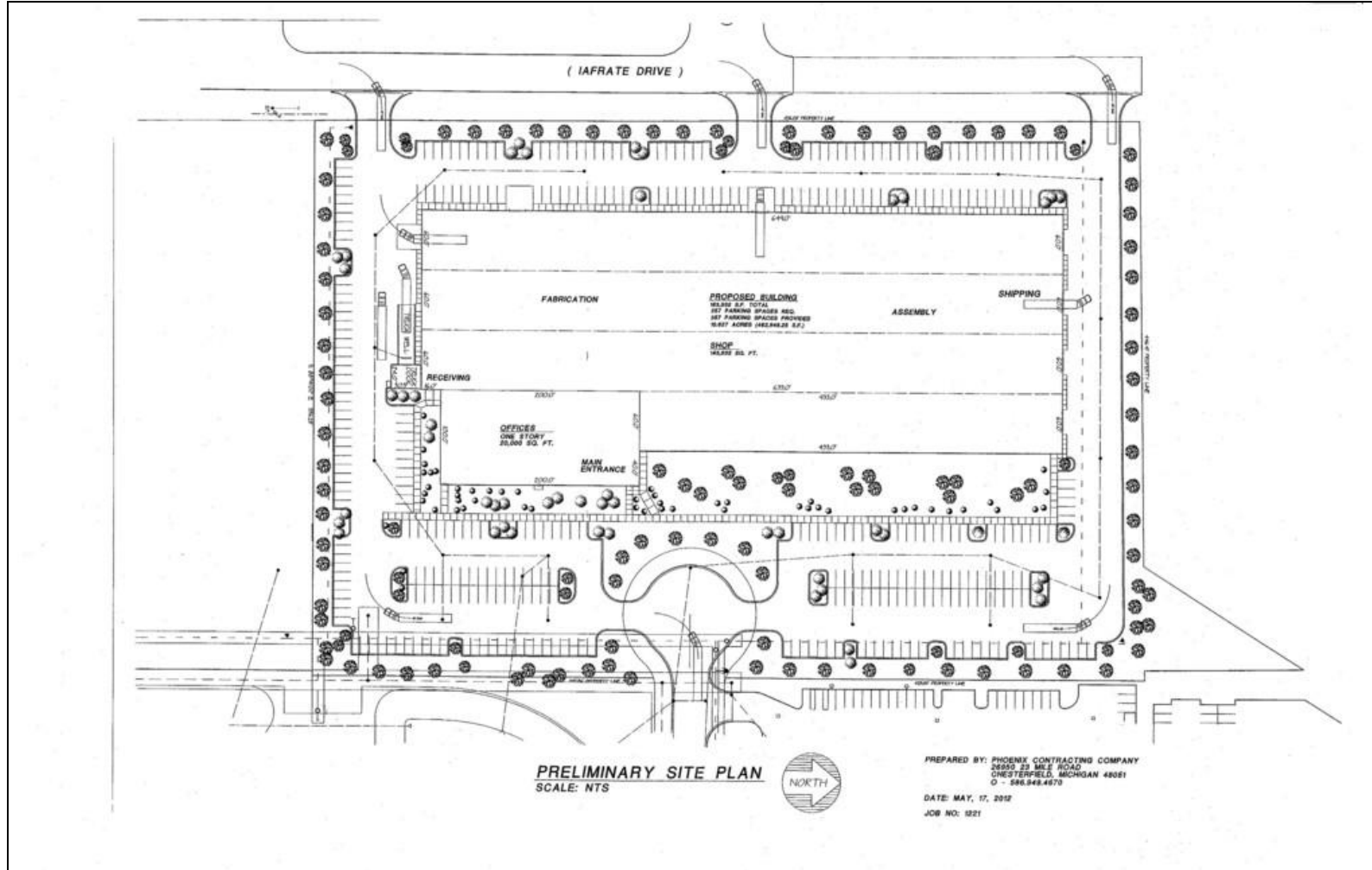
PROPERTY FOR SALE / LEASE

**Comcast Drive**  
New Haven, MI 48048



CORFAC INTERNATIONAL

**SITE PLAN 2**



**Build to Suit**

Address	Size (SF)	Lease Type	Lease Rate
Comcast Drive Build to Suit	163,532 SF	NNN	Negotiable

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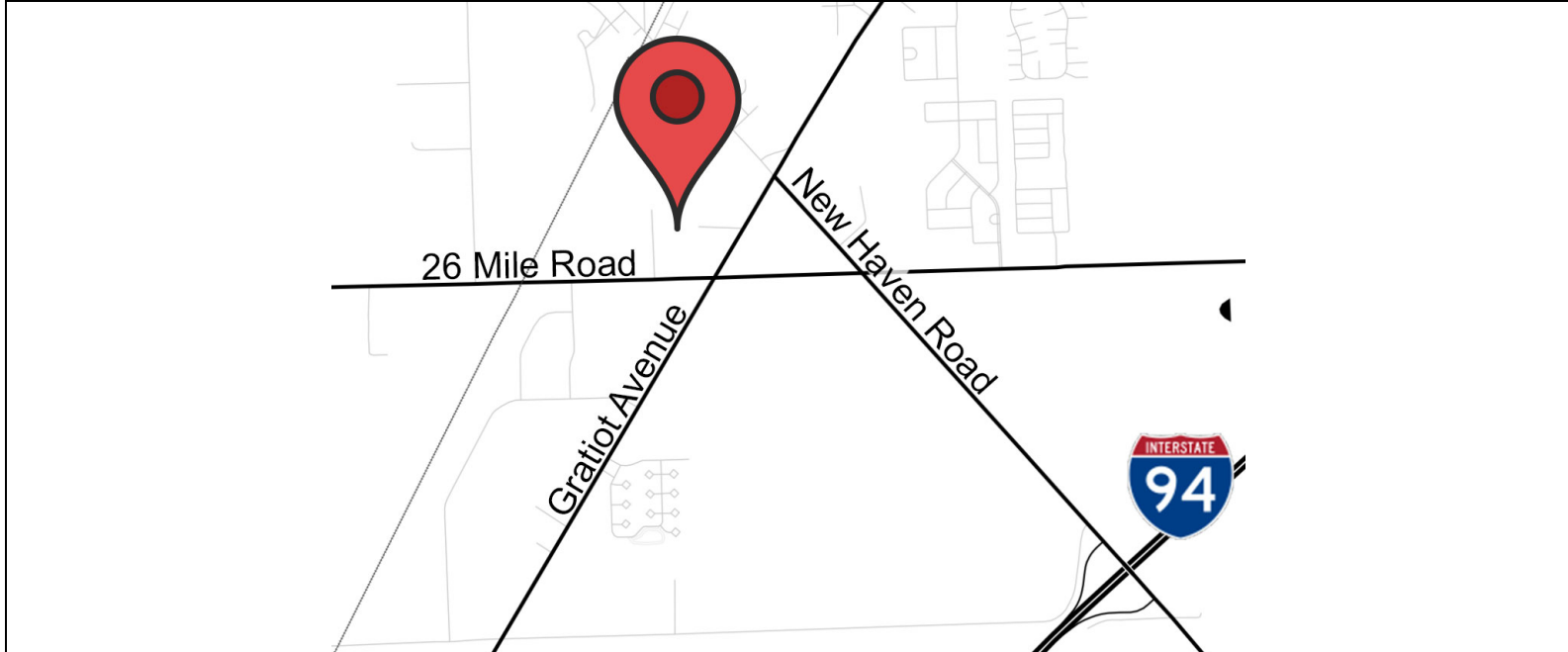
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AERIAL MAP



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