

34150-34154 Riviera Dr

Fraser, MI

- 12,000 Sq. Ft. Duplex For Lease
- **34150 Riviera** - 7,200 Sq Ft,
2,650 SF of Office, 1,470 SF of
Office Can Be Removed
- **34154 Riviera** - 4,800 SF with
500 SF of Office

INDUSTRIAL DUPLEX FOR LEASE



4,300 - 8,060 SF of Factory



500 - 3,940 SF of Office



3 Grade Level Doors



FOR MORE INFORMATION:

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Industrial Property Details:

Details:

Total SF:	12,000 SF
Available SF:	12,000 SF
Office SF:	3,940 SF
Factory SF:	8,060 SF
Zoning:	IC
Acres:	0.83
Frontage:	120'
Depth:	300'
Intersection:	15 Mile & Kelly Rd
X-Way Distance:	4 Miles to I-696
Parking:	15 Spaces
Year Built:	1977
Year Renovated:	2005
Occupancy:	Immediate

Interior:

Ceiling Height:	14'
Restrooms:	4
Power:	240V 1,200 Amps
Lighting:	LED
Grade Door:	(2) 12'x12', (1) 10'x10'
Heating:	Gas Forced Air
A/C:	Office Only
Floor Drains:	Yes
Airlines:	Yes
Compressor:	Yes
Notes:	12,000 SF Duplex Available:

- 34150 Riviera: 7,200 SF with 2,650 SF Office
 - 1,470 SF of Office can be Removed
- 34154 Riviera: 4,800 SF with 500 SF Office

Economic

Lease/SF:	\$7.95
Lease/Month:	\$7,950.0
Lease Terms:	Gross
Occupancy:	Immediate

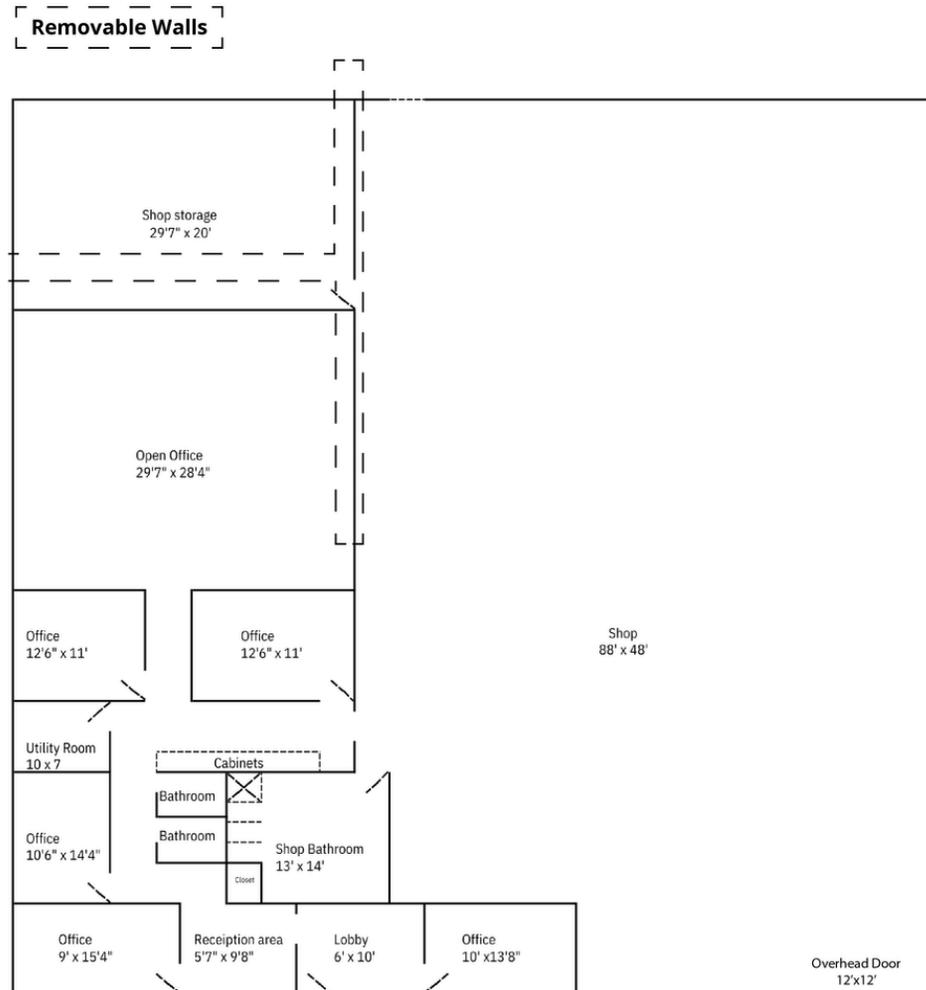
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34150 Shop Layout



7,200 SF with 2,650 SF Office - 1,470 SF of Office can be Removed

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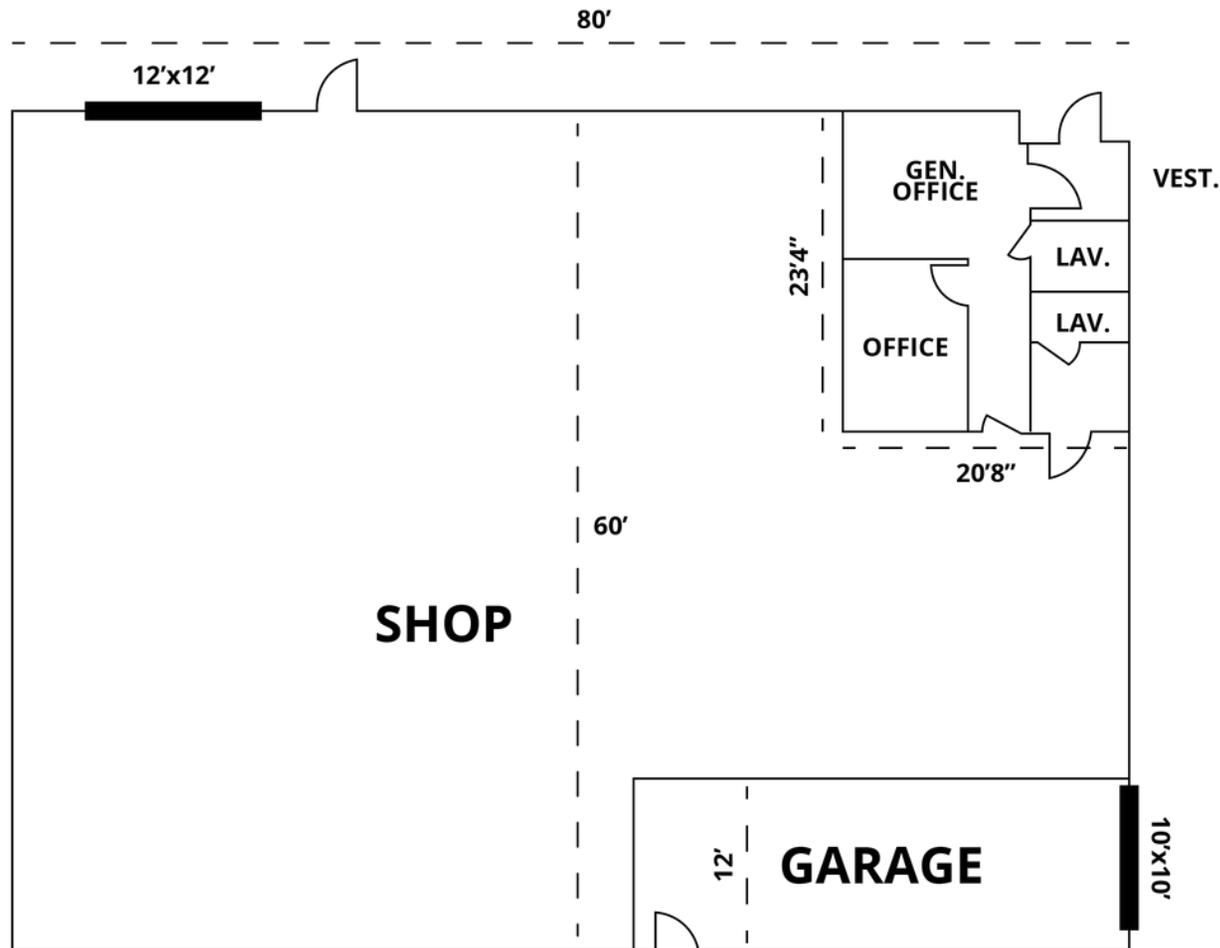
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34154 Shop Layout



34154 Riviera: 4,800 SF with 500 SF office

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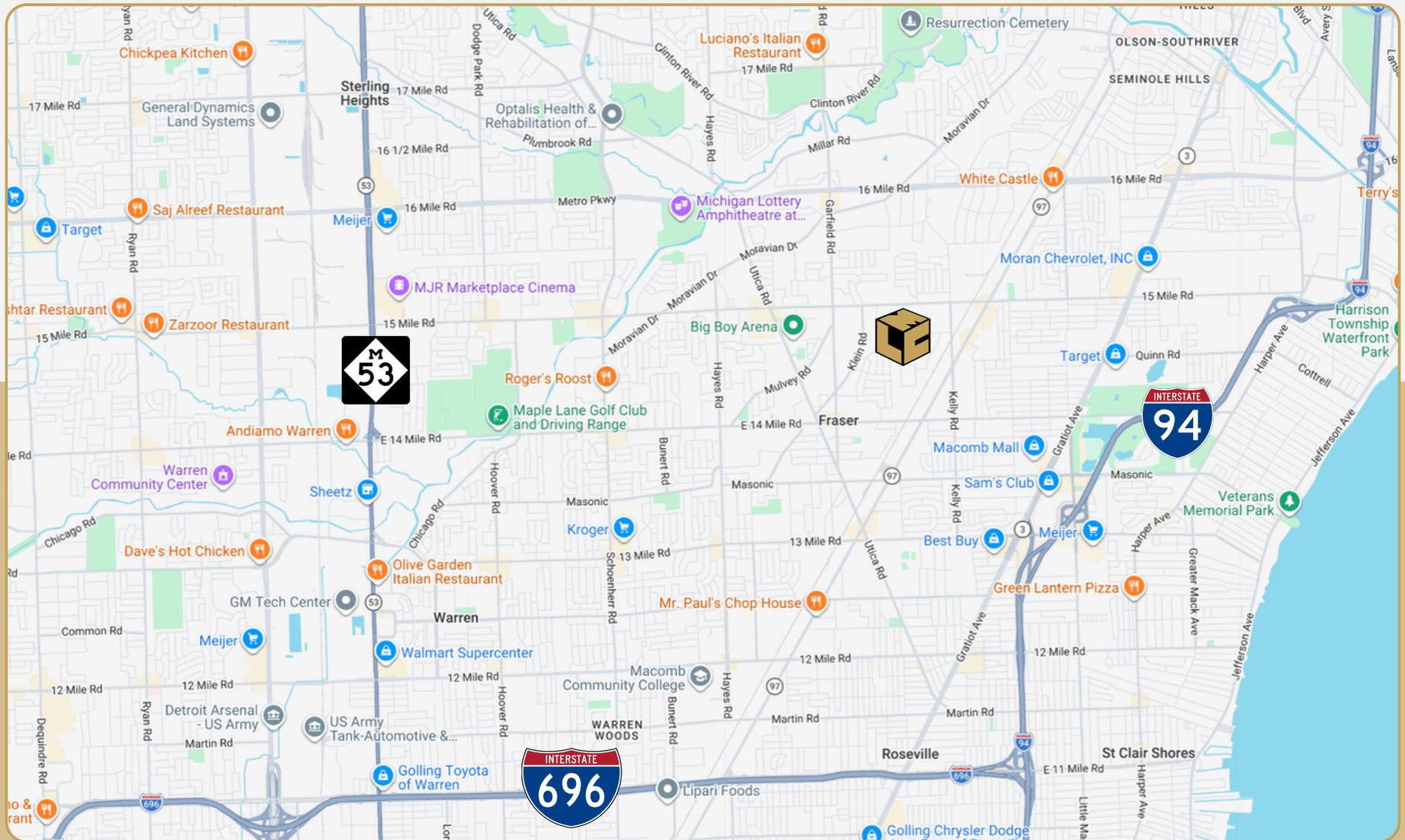
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