

PROPERTY FOR LEASE

23170 Schoenherr Rd
Warren, MI 48089

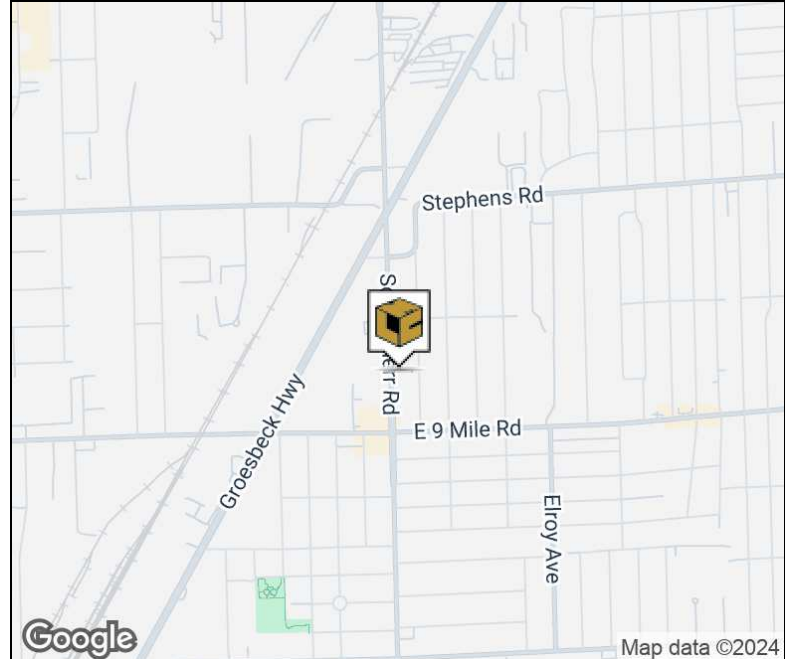


PROPERTY SUMMARY



Property Highlights

- 6,728 SF on 1.23 Acres For Lease
- Entire Site Fenced & Gated
- Clear Span Warehouse
- Outside Storage Possibility
- Close Proximity to I-696



FOR MORE INFORMATION:

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CONNECT WITH US

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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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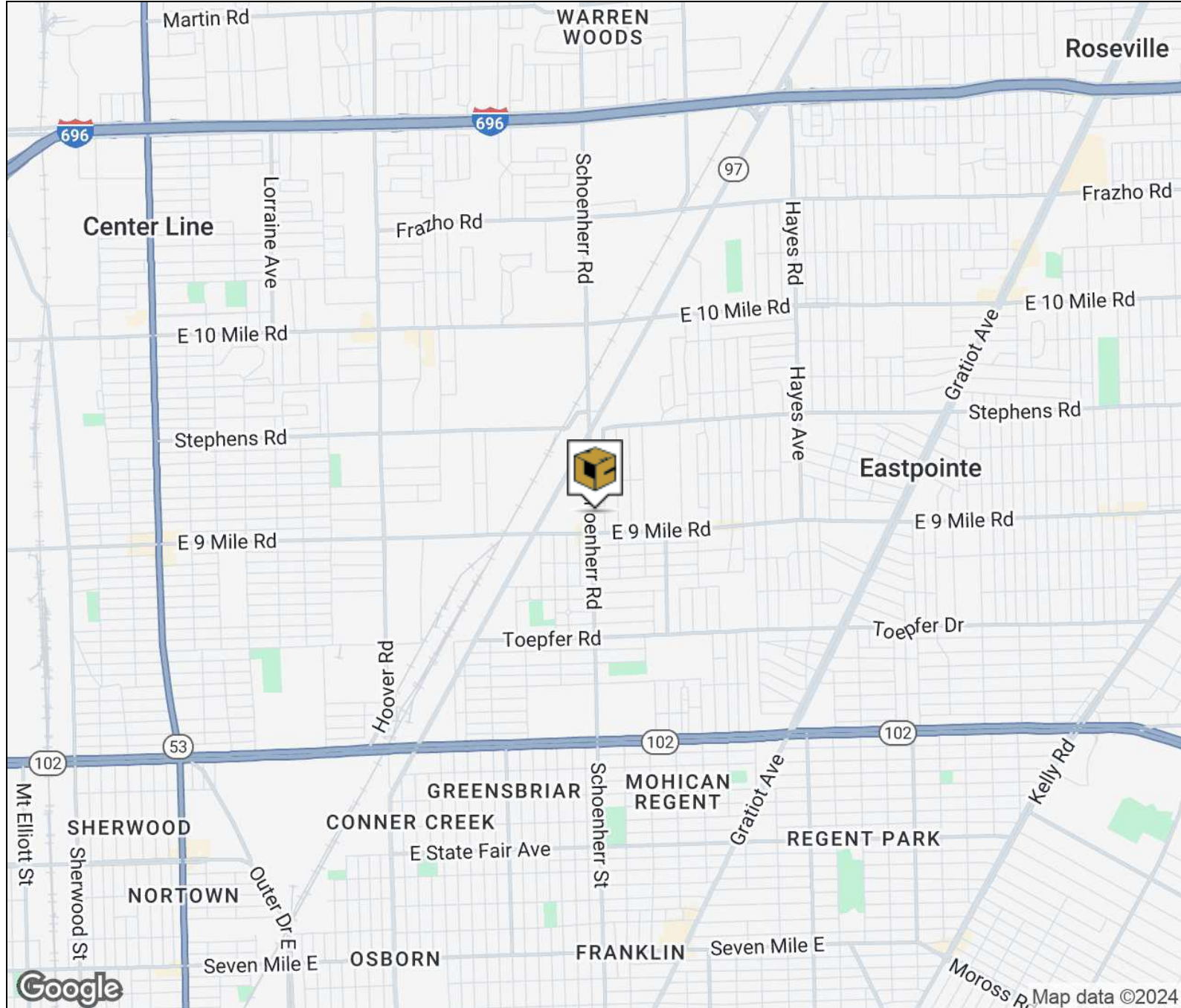
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L. MASON CAPITANI
CORFAC INTERNATIONAL

LOCATION MAP



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INDUSTRIAL PROPERTY DETAILS

| | |
|--------------|-----------------------|
| Lease Rate | \$14.25 SF/yr |
| Monthly Rate | Modified Gross |
| | \$7,989.50 |

Building Information

| | |
|-----------------------------|------------------|
| Building Size | 6,728 SF |
| Available SF | 6,728 SF |
| Factory SF | 5,000 SF |
| Office Space | 1,728 SF |
| Year Built | 1960 |
| Tenancy | Single |
| Number of Grade Level Doors | 2 |
| Overhead Door Size | 14x16 |
| Number of Cranes | 2 |
| Crane Description | 1-Ton & 3-Ton |
| Bay Size | Clear Span 50' |
| Ceiling Height | 18 ft |
| Minimum Ceiling Height | 18 ft |
| Column Space | Clear Span |
| Mezzanine | Yes |
| Power Description | 240V 600 Amps |
| Rail Access | N/A |
| Parking | Heavy - Surface |
| Heating | Radiant |
| A/C | Office Only |
| Restrooms | 2 |
| Lighting | LED |

Location Information

| | |
|------------------|---------------------|
| Street Address | 23170 Schoenherr Rd |
| City, State, Zip | Warren, MI 48089 |
| County | Macomb |
| Side of Street | East |
| Nearest Highway | I-696 |

Property Information

| | |
|------------------|--|
| Property Type | Industrial |
| Zoning | M-1 |
| Property Subtype | Manufacturing |
| Lot Size | 1.23 Acres |
| APN # | 12-13-25-351-006 |
| Lot Frontage | 175 ft |
| Lot Depth | 285 ft |
| Site Description | Located on the E side of Schoenherr, N of 9 Mile Road. |

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