

**PROPERTY FOR LEASE**

**20815 Kraft Blvd**  
Roseville, MI 48066

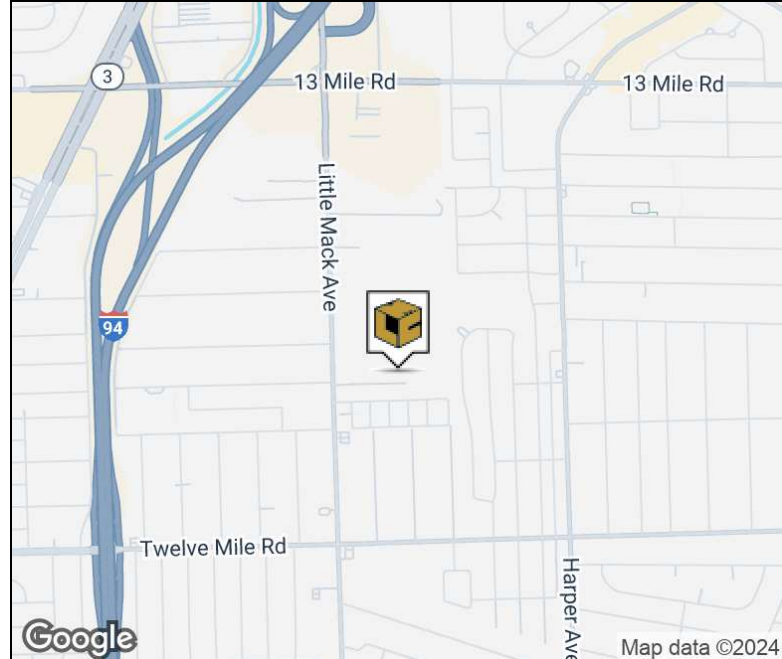


**L. MASON CAPITANI**  
CORFAC INTERNATIONAL



## Property Highlights

- 11,960 Square Feet For Lease
- 2,160 Sq. Ft Two Story Office
- Buss Duct & Airlines
- Close Proximity to I-94
- Well Maintained Facility



### FOR MORE INFORMATION:

**Jason Capitani, SIOR, CCIM**  
Managing Partner  
248.637.7684  
jcapitani@LMCap.com

**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.

PROPERTY FOR LEASE

**20815 Kraft Blvd**  
Roseville, MI 48066



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

## INDUSTRIAL PROPERTY DETAILS

|              |  |
|--------------|--|
| Lease Rate:  | <b>\$7.50 SF/yr<br/>Modified Gross</b> |
| Lease/Month: | <b>\$7,475.00</b>                      |

### Building Information

|                             |                    |
|-----------------------------|--------------------|
| Building Size               | 11,960 SF          |
| Available SF                | 11,960 SF          |
| Factory SF                  | 9,800 SF           |
| Office Space                | 2,160 SF           |
| Year Built                  | 1975               |
| Year Last Renovated         | -                  |
| Tenancy                     | Single             |
| Number of Grade Level Doors | 2                  |
| Overhead Door Size          | 12' x 14'          |
| Number of Truckwells        | 0                  |
| Underhook                   | -                  |
| Fire Suppression            | -                  |
| Bay Size                    | 40'                |
| Ceiling Height              | 18 ft              |
| Minimum Ceiling Height      | 18 ft              |
| Column Space                | 40.0 x 20.0 ft     |
| Mezzanine                   | No                 |
| Power Description           | 440/480   600 Amps |
| Rail Access                 | No                 |
| Number of Parking Spaces    | 20+ Surface        |
| Heating                     | Tube Radiant       |
| A/C                         | Office Only        |
| Restrooms                   | 4                  |
| Lighting                    | LED                |
| Airlines                    | Yes                |

### Location Information

|                  |                     |
|------------------|---------------------|
| Street Address   | 20815 Kraft Blvd    |
| City, State, Zip | Roseville, MI 48066 |
| County           | Macomb              |
| Side of Street   | North               |
| Nearest Highway  | I-94 & I-696        |

### Property Information

|                  |  |
|------------------|--|
| Property Type    | Industrial   |
| Zoning           | I-1  |
| Property Subtype | Warehouse/Distribution                               |
| Lot Size         | 0.6 Acres  |
| APN #            | 08-14-10-301-026                                     |
| Lot Frontage     | 149 ft   |
| Lot Depth        | 175 ft   |
| Site Description | Located east off Little Mack,<br>south of 13 Mile Rd |

#### FOR MORE INFORMATION:

**Jason Capitani, SIOR, CCIM**  
Managing Partner  
248.637.7684  
jcapitani@LMCap.com

**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.

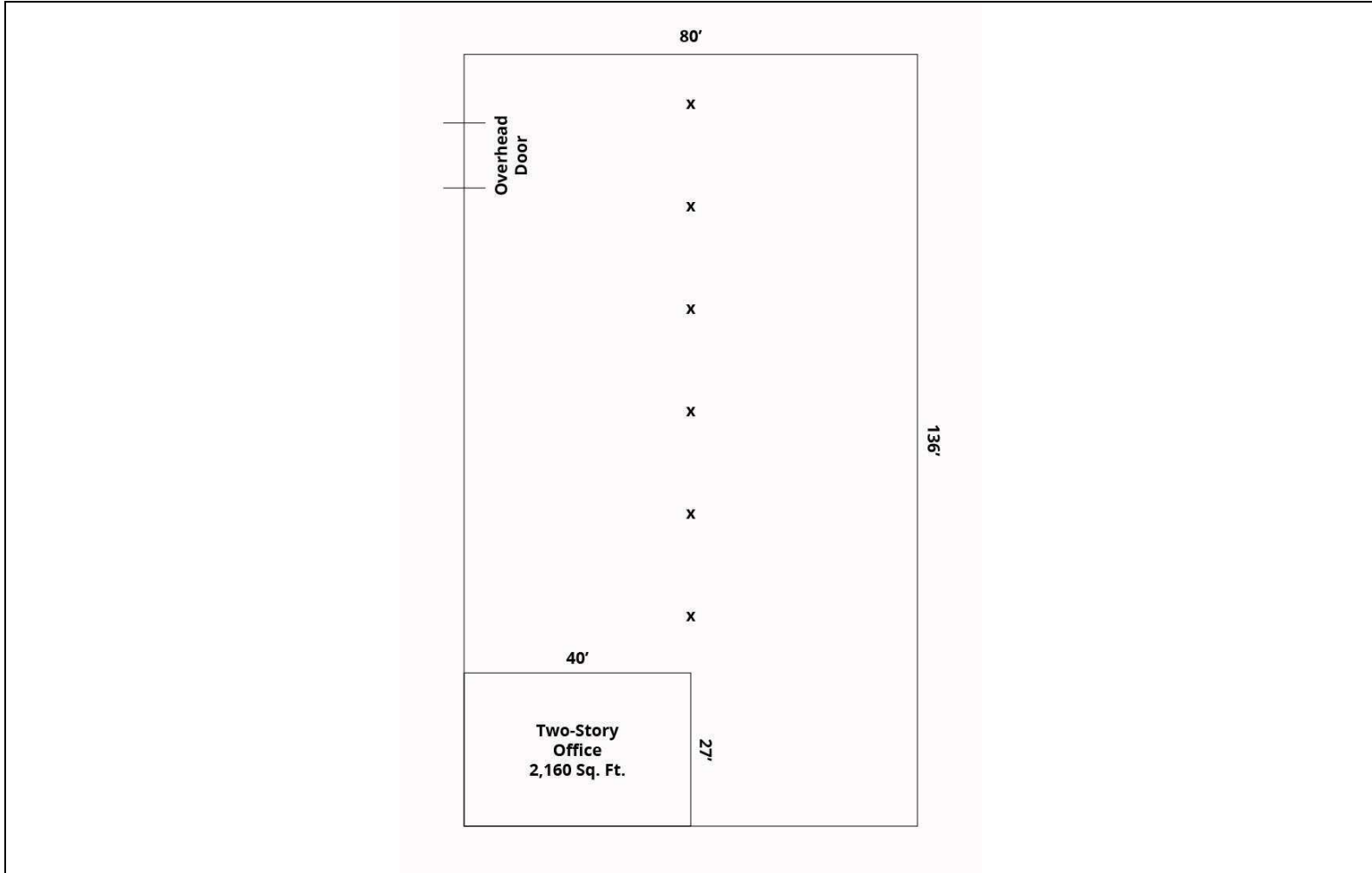
PROPERTY FOR LEASE

20815 Kraft Blvd  
Roseville, MI 48066



L. MASON CAPITANI  
CORFAC INTERNATIONAL

LEASE SPACES



Available Spaces

| Suite       | Size (SF) | Lease Type     | Lease Rate   | Available |
|-------------|-----------|----------------|--------------|-----------|
| 20815 Kraft | 11,960 SF | Modified Gross | \$7.50 SF/yr | 1/1/2025  |

FOR MORE INFORMATION:

**Jason Capitani, SIOR, CCIM**  
Managing Partner  
248.637.7684  
jcapitani@LMCap.com

**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.