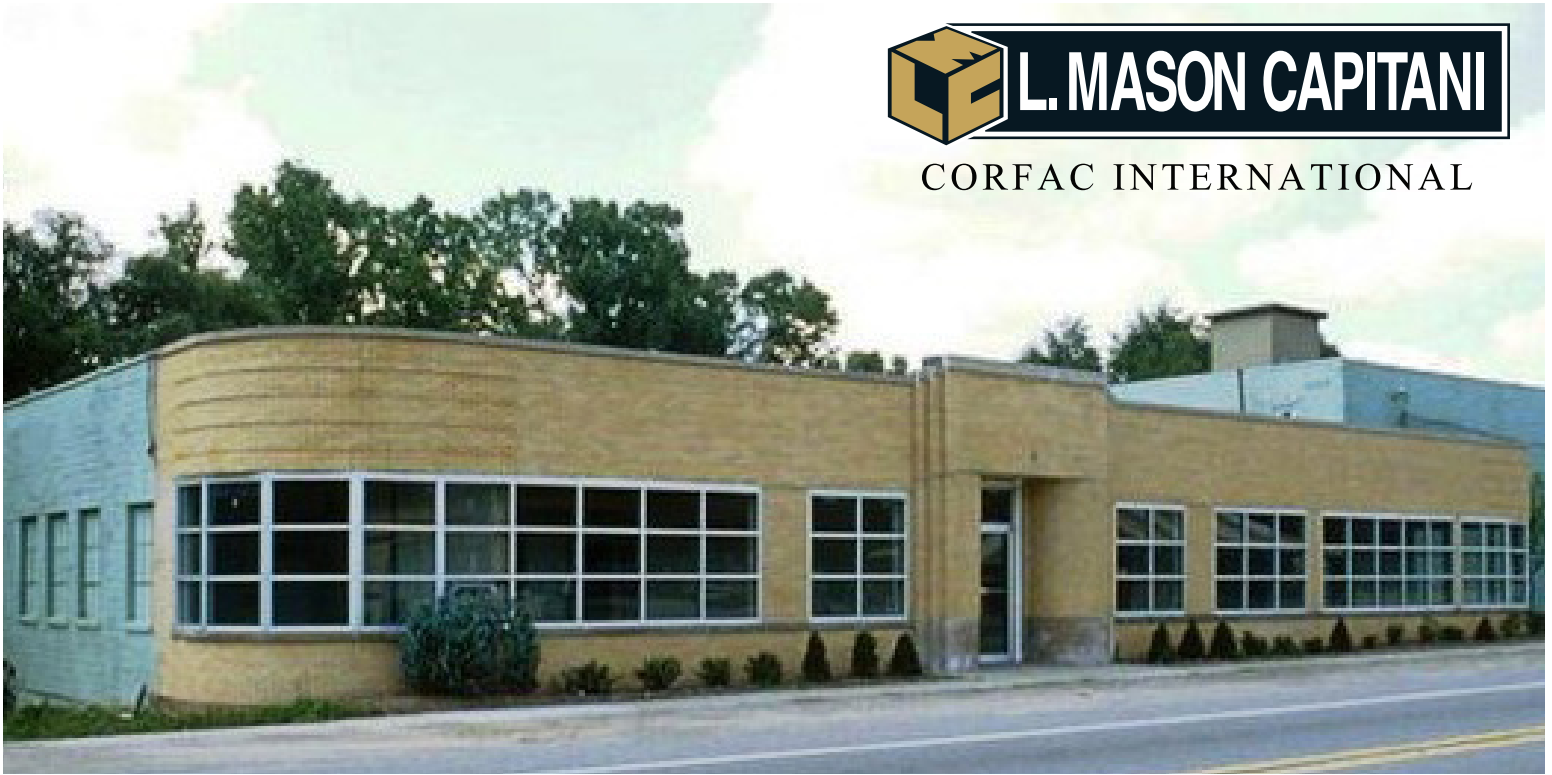




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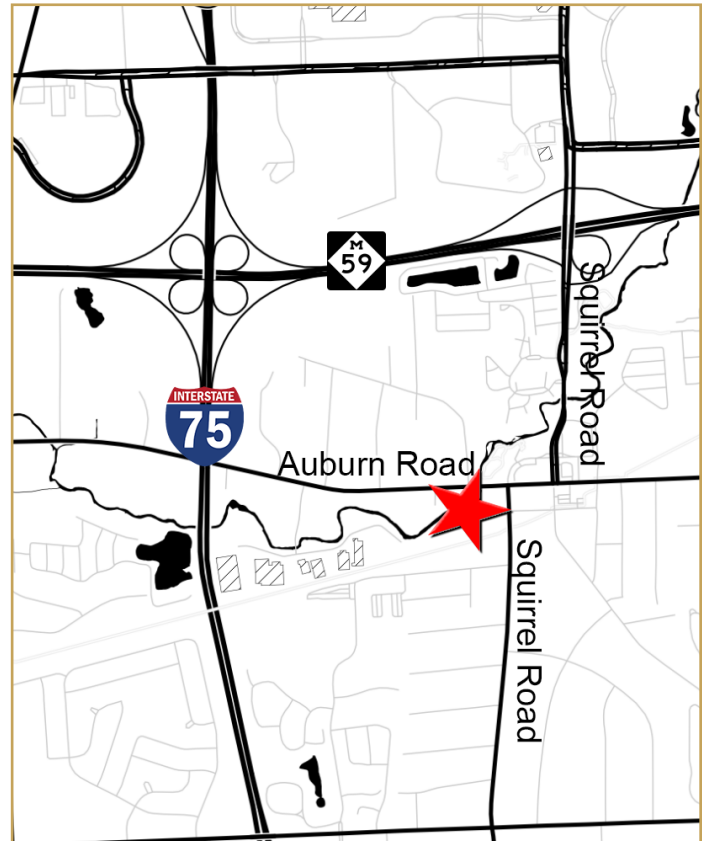
FOR SALE OR LEASE
25,000 SQUARE FEET
AUBURN HILLS, MICHIGAN

FOR MORE INFORMATION:

Garry Rogers
248.637.3527
grogers@Lmcap.com

PROPERTY FEATURES:

- Main Road Frontage
- Close Proximity to I-75 & M-59 Expressways
- Adjacent West 1.6 Acre Lot Included
- Many Possible Uses
- Redevelopment Opportunity
- Truckwell
- 5-Ton Crane



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CORFAC INTERNATIONAL

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Facsimile (248) 637-9897
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EXTERIOR SITE DATA



CLASSIFICATION: Industrial Building

LOCATION: 3180 Auburn Road

CITY: Auburn Hills

TOTAL SF 25,000 AVAILABLE SF 25,000

INTERSECTION: Squirrel/Auburn FACTORY: 23,999 OFFICE: 1,500

COUNTY Oakland FREE STANDING: Yes AGE: 1935

ACREAGE: 1.60 FRONTAGE: 303.00 DEPTH:

PARKING: Ample EXPANDABLE: STORAGE:

RAILSIDING: X-WAY DISTANCE: Seconds to M59, I7 ZONING: M1

INTERIOR SITE DATA

CLEARANCE MIN: MAX: 18 BAY SIZE: LAVATORIES: 3

CRANES: 1 CRANE LIST 5-Ton UNDERHOOK:

POWER: AMPS: BUSS LIGHTS: Fluorescent

TRUCKWELL: (int) + (ext) 1 GRADE DOOR: (3) 12' x 14'

HEATING: Unit/Blower A/C: Office Only SPRINKLERED:

AIRLINES: COMPRESSOR: FLOOR DRAINS:

ECONOMIC DATA

SALE PRICE: \$549,000.00 PRICE/SF.: \$21.96

LEASE: \$2.95 NNN LEASE/MONTH: \$6,268.50 TAXES: \$9,547.32

ADDITIONAL INFORMATION: Industrial building on Auburn Road. Adjacent lot to the West is included. Redevelopment opportunity.

AGENT: G. Rogers