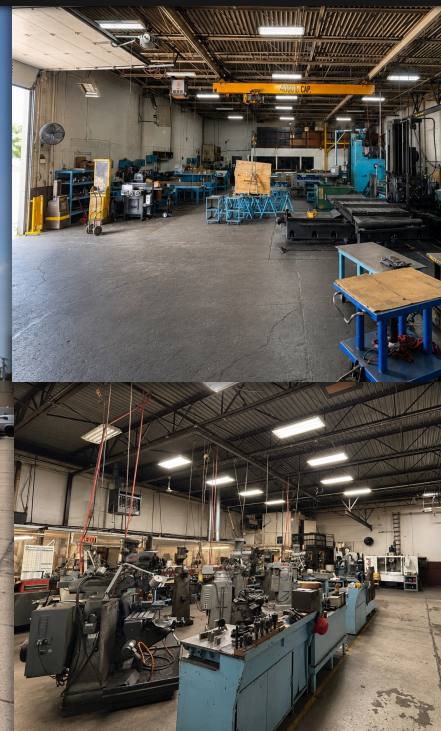


FOR SALE OR LEASE

WH WHITE HORSE
— REAL ESTATE —

**ASKING PRICE: \$1,600,000 (\$80/SF)**

PROPERTY HIGHLIGHTS:

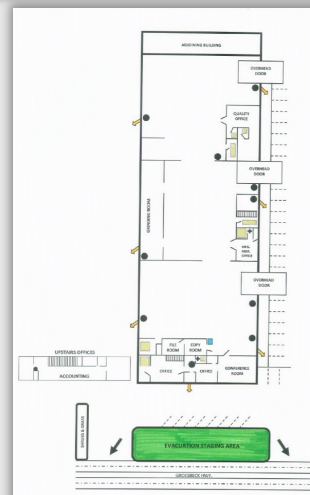
- ±20,000 SF Industrial Building
- ±1,800 SF main office with additional ±1,620 SF shop office
- Prime Groesbeck Highway frontage with signage
- Can be divided into 4 units
- Long-term tenant in-place occupying ±2,600 SF on a short-term lease
- 17' clear height; 13' under-hook clearance
- (1) 4,000 LB crane; (1) 2,000 LB crane; (2) one-ton chain hoists
- Heavy power w/ 3-Phase electrical distribution
- Bus duct & air lines throughout
- Multiple overhead doors; (3) 12' X 14' Doors
- Excellent Access to I-94, I-696, M-59, and M-53
- Located in the heart of Macomb County's established industrial corridor

MORE INFORMATION:

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