



L. MASON CAPITANI

CORFAC INTERNATIONAL



AVAILABLE
23,762 SQ FT INDUSTRIAL
TROY, MICHIGAN

FOR MORE INFORMATION:

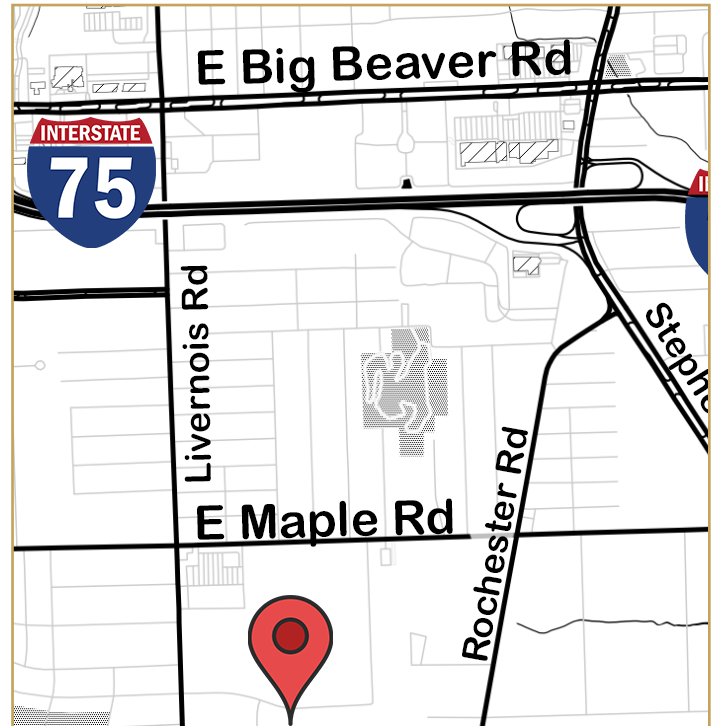
Garry Rogers

248.637.3527

GRogers@Lmcap.com

PROPERTY FEATURES:

- Heavy Power 480 Volt
- New Roof with Warranty
Installed in 2018
- Truckwell
- 22 Feet Max Clearance
- 20-Ton Crane in 58' Clear Span Bay
- Close Proximity to I-75



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248.637.9700 | www.Lmcap.com



CORFAC INTERNATIONAL

2301 West Big Beaver
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(248) 637-9700
Facsimile (248) 637-9897
www.Lmcap.com

EXTERIOR SITE DATA



CLASSIFICATION: Industrial

LOCATION: 222 Park

CITY: Troy

TOTAL SF: 23,762 AVAILABLE SF: 23,762

INTERSECTION: Maple & Livernois FACTORY: 21,762 OFFICE: 2,000

COUNTY: Oakland FREESTANDING: Yes AGE: 1968

ACREAGE: 1.82 FRONTAGE: _____ DEPTH: _____

PARKING: 32 EXPANDABLE: _____ STORAGE: _____

RAILSIDING: No X-WAY DISTANCE: 1 Mile I-75 ZONING: IB

INTERIOR SITE DATA

CLEARANCE MIN: 14 MAX: 22 BAY SIZE: 58 LAVATORIES: 5

CRANES: 3 CRANE LIST: (1) 20 Ton; (1) 5 Ton; (1) 3 Ton UNDERHOOK: 16.00

POWER: 440/480 AMPS: 1000 BUSS: Yes LIGHTS: Fluorescent

TRUCKWELL: (int) 1 +:(ext) _____ GRADE DOOR: (1) 12 x 12; (1) 12 x 15

HEATING: Radiant A/C: Office Only SPRINKLERED: _____

AIRLINES: _____ COMPRESSOR: _____ FLOOR DRAINS: Yes

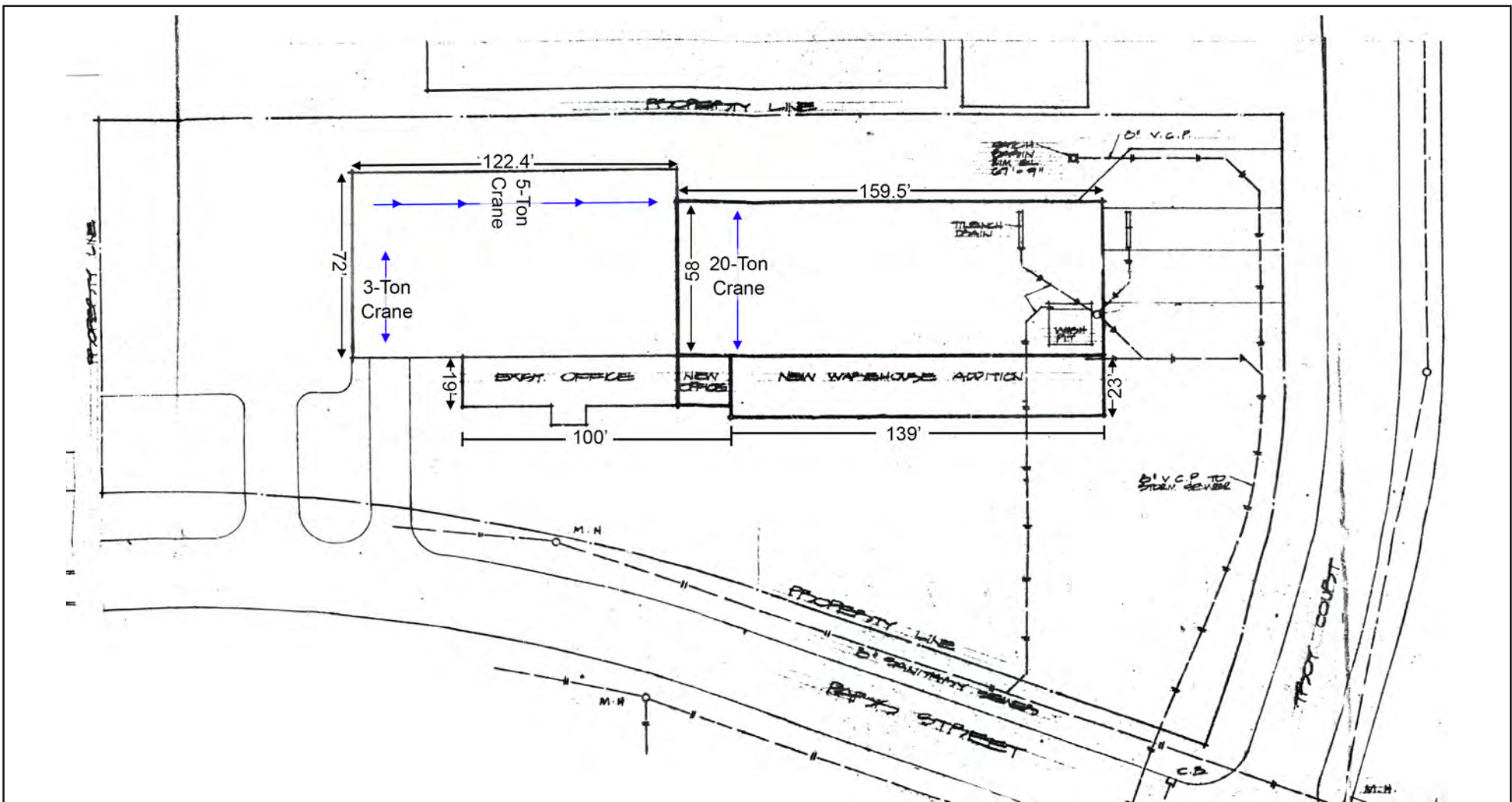
ECONOMIC DATA

SALE PRICE: _____ PRICE/SF: _____

LEASE: \$5.25 NNN LEASE/MONTH: \$10,395.88 TAXES: \$16,816.71

ADDITIONAL INFORMATION: New Roof Installed Spring 2018! 20-ton crane bay is 58' clear span bay. 480 Volt Power. Sale Possible.

AGENT: G. Rogers



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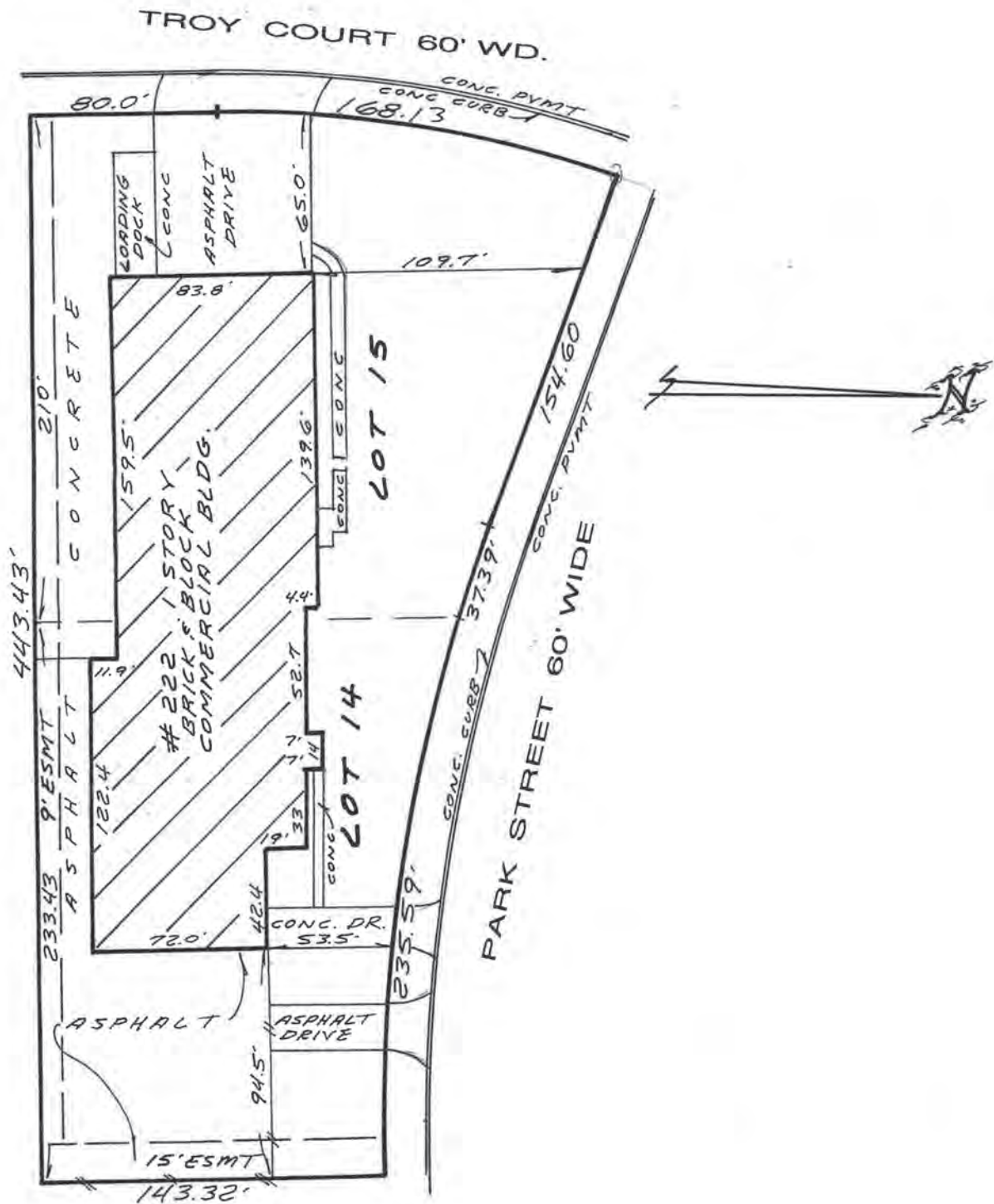
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222 Park
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(Drawing Not to Scale)



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