

46545 CONTINENTAL DRIVE
CHESTERFIELD TWP., MICHIGAN

INDUSTRIAL FOR SALE OR LEASE
49,811 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

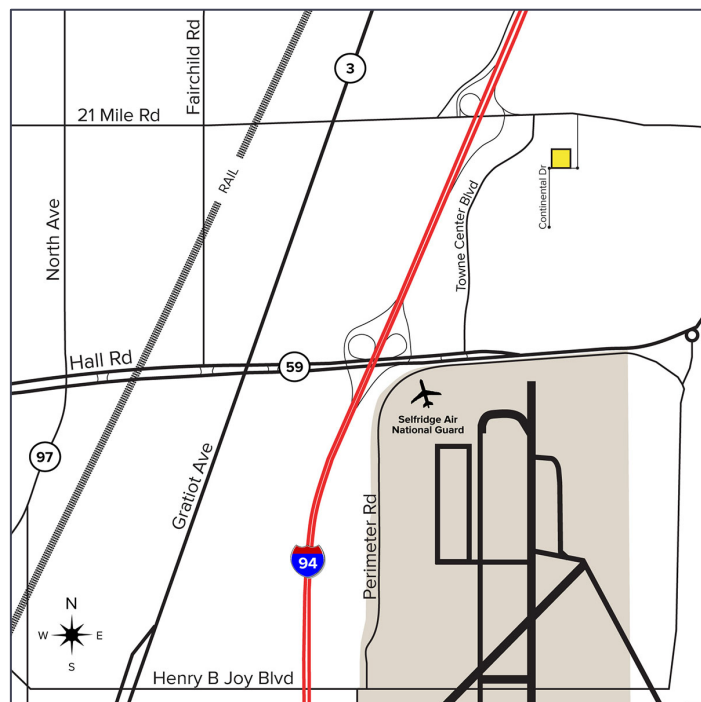
VERY CLEAN FACILITY



5% COMMISSION TO PROCURING TENANT BROKER

PROPERTY FEATURES

- 49,811 square feet available
- 11,800 square feet office
- 20' clear height
- (2) 12'x14' grade level doors
- (1) interior truckwell
- (1) 2-ton crane
- 1000 amps, 480 volts, buss duct
- Very clean manufacturing facility in a first-class industrial park
- Glass block windows, epoxy floors, compressed air infrastructure
- Heavy duty 6,500 sq. ft. mezzanine
- Seconds from I-94 ramps
- Lease rate: \$7.50/sq. ft. NNN
- Sale Price: \$4,899,000 (\$98.35/sq. ft.)



For more information, please contact:

BEN WILKIEMEYER
(248) 359 0624
bwilkiemeyer@signatureassociates.com

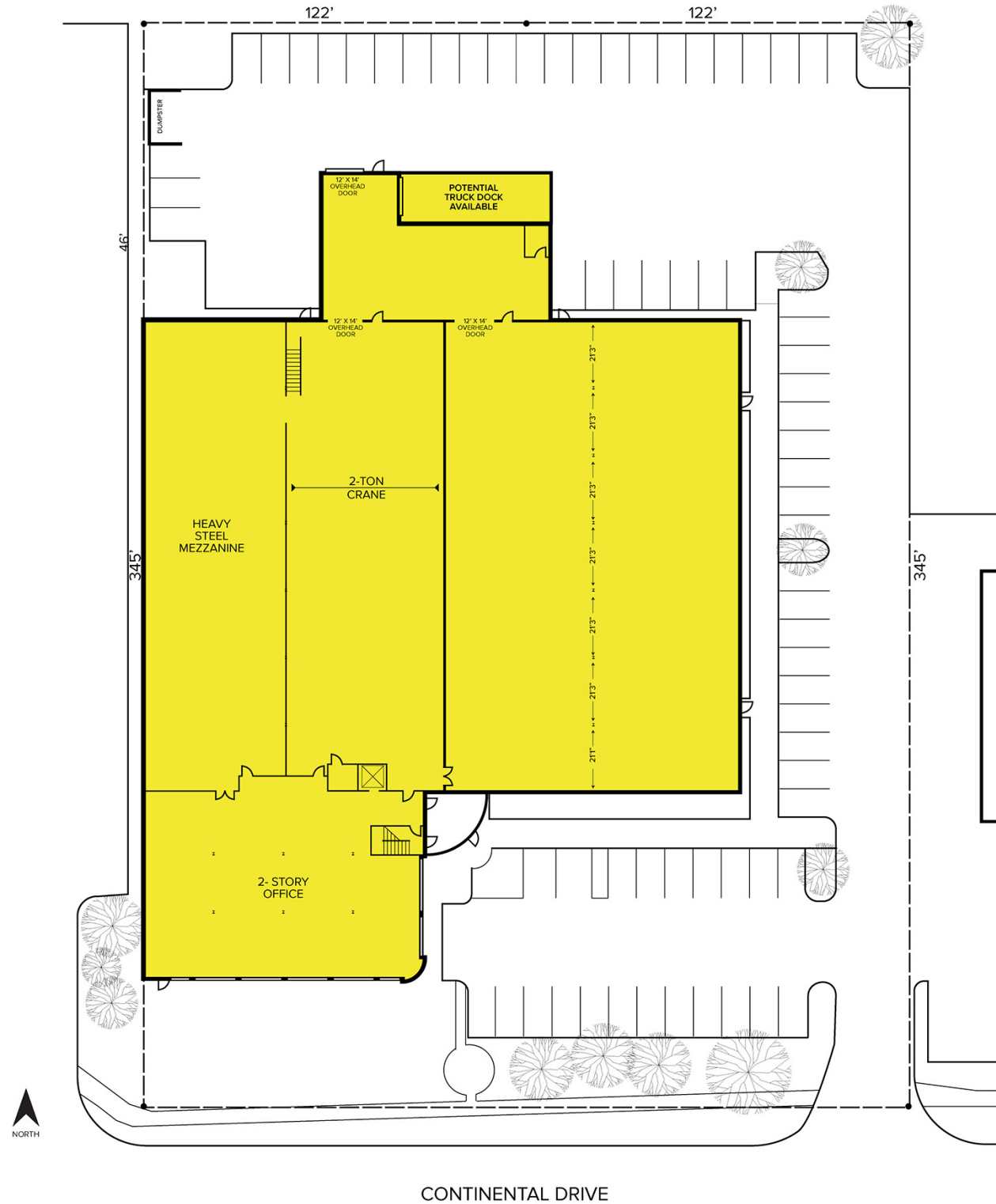
PAUL SAAD
(248) 359 0652
psaad@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
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Site Plan



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This floor plan illustrates a 2-story industrial building with the following features and dimensions:

- Overall Dimensions:**
 - Width: 190'
 - Depth: 256'
- Top Section:**
 - A yellow-shaded area labeled "POTENTIAL TRUCK DOCK AVAILABLE".
 - Two "12' X 14' OVERHEAD DOOR"s are located on the top wall.
- Main Floor:**
 - A "HEAVY STEEL MEZZANINE" is located on the left side.
 - A "2-TON CRANE" is positioned in the center of the main floor.
 - The right side of the main floor is divided into sections with widths of 21'3" and a total depth of 211'.
- Bottom Section:**
 - A "2-STORY OFFICE" is located at the bottom left.
 - A staircase is located near the office area.
- Bottom Dimensions:**
 - 90' (width of the office area)
 - 100' (width of the main floor area)
 - 190' (total width)

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Aerial



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