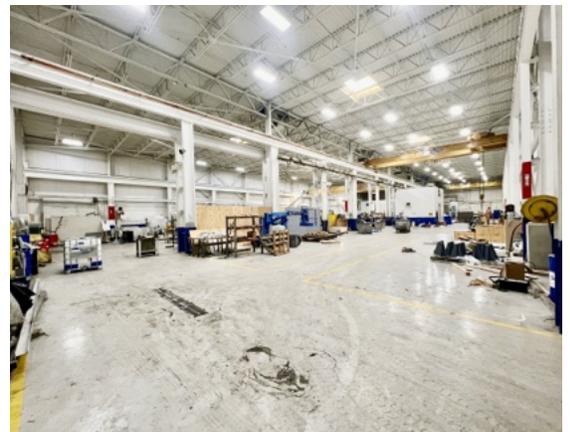


FOR SALE / LEASE

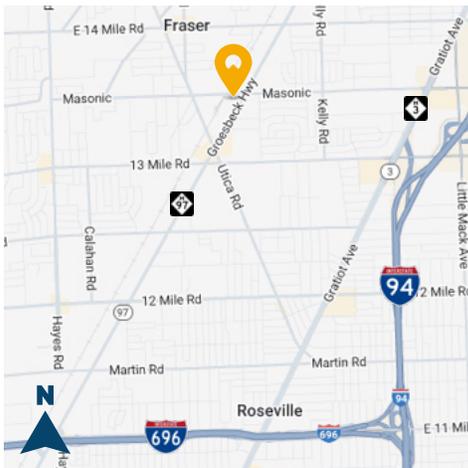
17501 MASONIC BLVD, FRASER



COMPANY RELOCATED



INDUSTRIAL BUILDING WITH CRANES & SHOP A/C



PROPERTY DETAILS

- 26,136 SF industrial building with approximately 1,200 SF of office
- Additional 1,200 SF of finished second floor office area (not included in SF)
- (3) overhead cranes ranging in capacity from 5-ton to 30-tons
- (3) grade level drive-in loading doors, (1) dock door possible
- Shop air-conditioning, heavy power with buss duct, and 29'+ clearance
- Ideally located near the Groesbeck & Masonic intersection, just minutes from I-696 & I-94
- Can be purchased or leased with the adjacent 54,470 SF industrial facility at 31985 Groesbeck Hwy

For information, please contact:



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248.207.5847

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NATE HUGHES

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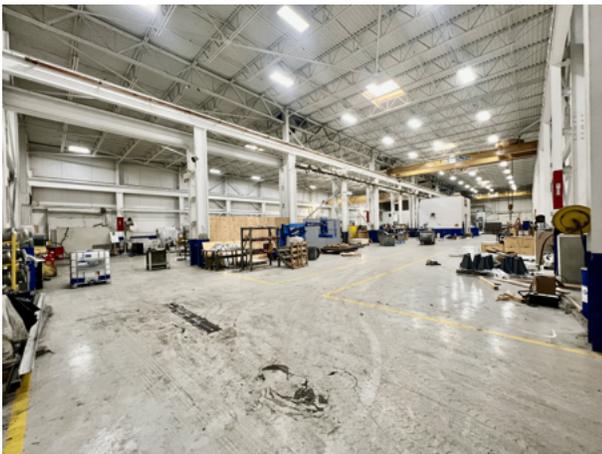
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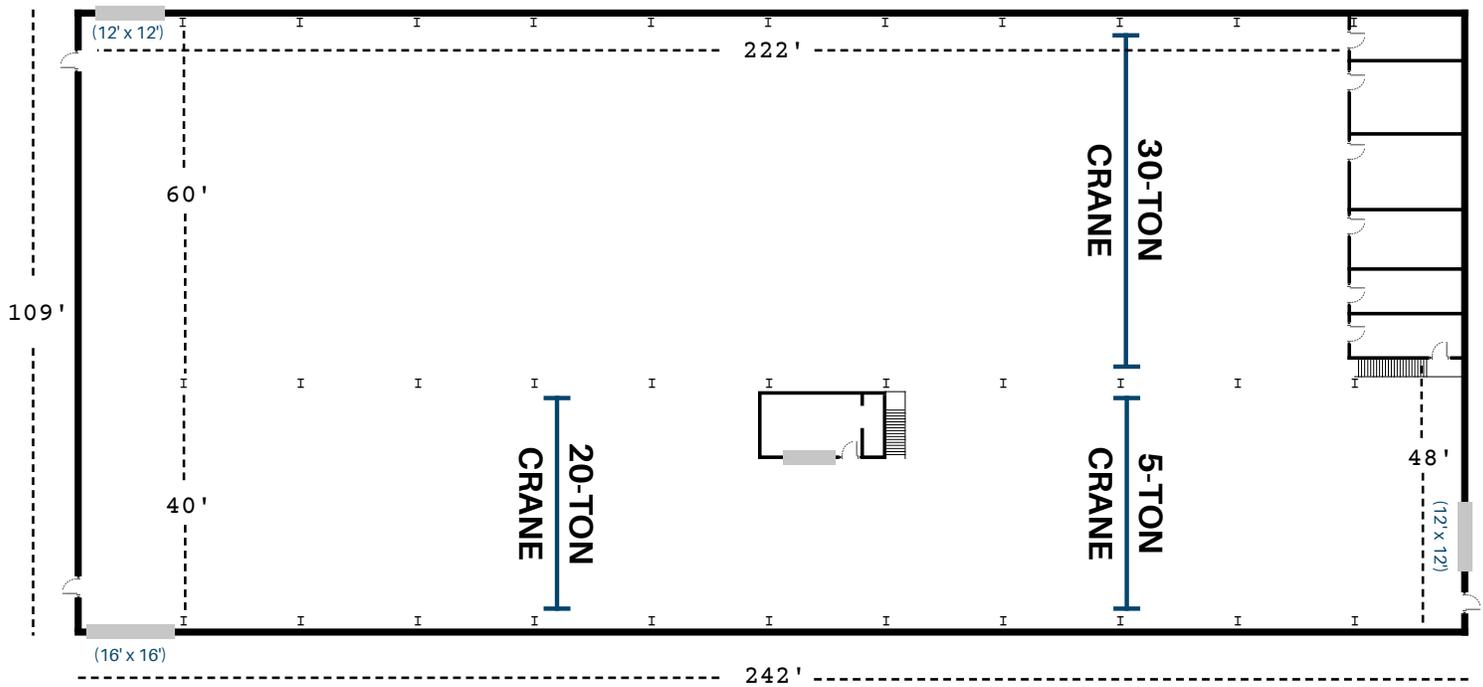
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CURRENT BUILDING SKETCH

(NOT TO SCALE / ALL MEASUREMENTS MUST BE INDEPENDENTLY VERIFIED)



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POTENTIAL DOCK DOOR SITE PLAN SKETCH

SITE PLAN ILLUSTRATING THE ADDITION OF TRUCKWELL / DOCK DOOR
(NOT TO SCALE)

PH

COMING SOON...



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FOR SALE / LEASE

17501 MASONIC BLVD, FRASER



COMPANY RELOCATED



PRICING INFORMATION

Sale Price: Contact Agents

Price per SF: Contact Agents

Lease Rate: Contact Agents

Lease Type: NNN

Estimated NNN: \$2.85/SF

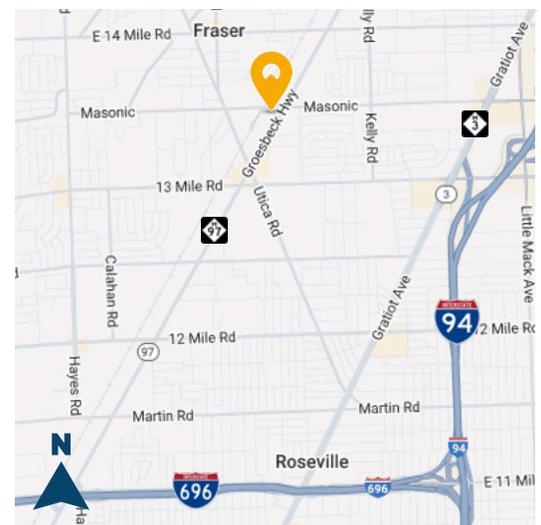
PROPERTY DESCRIPTION

Total SF:	26,136	Parking Spaces:	180+
Office SF:	1,200-2,400	Cranes:	(3) 5 - 30 Ton
Property Type:	Industrial / Flex	Heat:	HVAC
Tenancy:	Single	Shop A/C:	100%
Year Built:	1988	Clearance:	29'+
Zoning:	Industrial (IC)	Grade/Dock Doors:	3 / 0 (1 Possible)
Site/Parcel Area:	2.66 AC	Fire Suppression:	Yes
Parcel ID:	03-14-05-177-015	Power:	3,000a / 480v

SUMMARY

26,136 SF state-of-the-art industrial/flex facility featuring **three (3) overhead cranes** (5-30 ton capacity), **three (3) grade-level drive-in doors**, **29'+ clear ceiling heights**, and **heavy power with bus duct**. Excellent frontage and signage on Masonic Blvd. Available for purchase or lease, with the **ability to combine with the adjacent 54,570 SF building for a total of 80,606 SF**.

ROAD MAP



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