

# FOR LEASE

## 23800 RESEARCH DR, FARMINGTON HILLS



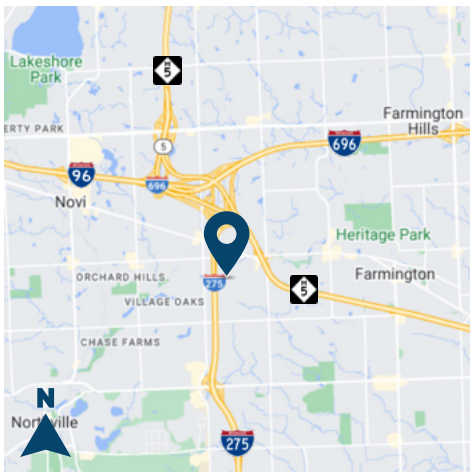
RH COMMERCIAL  
REALTY



BCS PROPERTY  
— MANAGEMENT



## 19,520 SF - 48,720 SF INDUSTRIAL SPACE



### PROPERTY DETAILS

- Beautiful and recently renovated primary office area
- Extremely clean and well-lit warehouse
- High warehouse clearance (18'-20')
- Heavy power (1,500a/480v, 3p)
- (2) dock doors, (1) grade level doors with ability to add more
- Ideally located just minutes from I-96, I-696, I-275, & M-5
- **FLEXIBLE LAYOUT OPTIONS**

For information, please contact:



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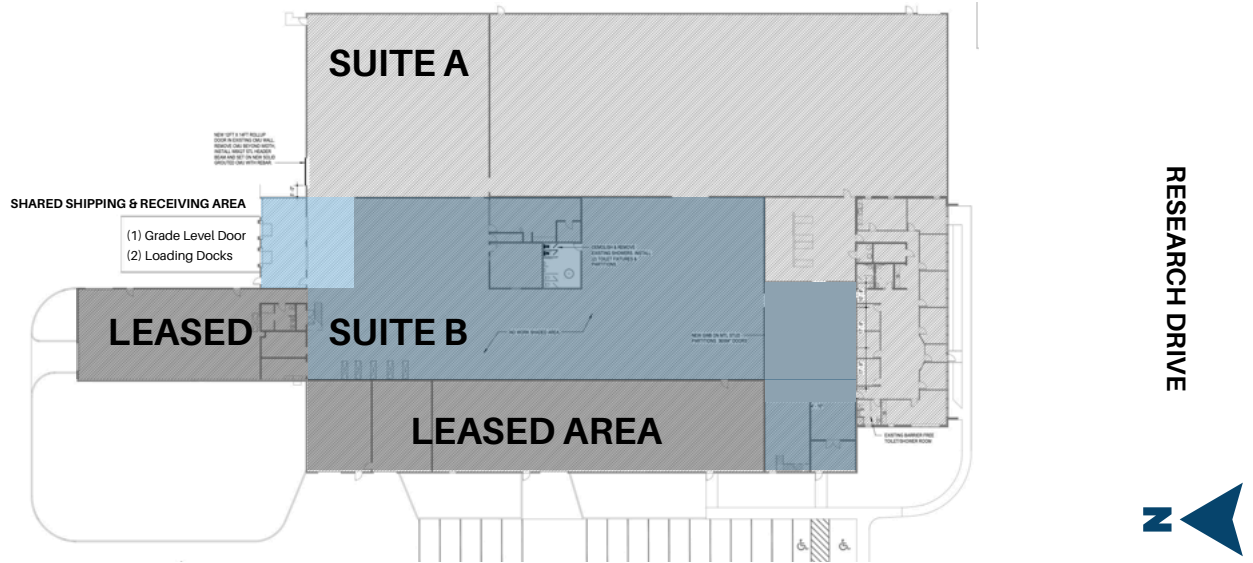
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### AVAILABILITY BREAKDOWN



#### SUITE A & B

<b>Total SF:</b>	48,720	<b>Heat:</b>	Forced Air & Radiant	<b>Notes:</b> Great space with a recently renovated office area and warehouse are with high clearance and heavy power.
<b>Office SF:</b>	4,000	<b>Clearance:</b>	18'-20'	
<b>Parking Spaces:</b>	Abundant	<b>Grade/Dock Doors:</b>	1 / 2	
<b>Cranes:</b>	N/A	<b>Fire Suppression:</b>	Yes	
		<b>Power:</b>	1,500a/480v, 3p	

#### SUITE A

<b>Available SF:</b>	29,200	<b>Heat:</b>	Forced Air & Radiant	<b>Notes:</b> High image facility with beautiful front office and clean warehouse.
<b>Office SF:</b>	4,000	<b>Clearance:</b>	18'	
<b>Parking Spaces:</b>	Abundant	<b>Grade/Dock Doors:</b>	1 / 1	
<b>Cranes:</b>	N/A	<b>Fire Suppression:</b>	Yes	
		<b>Power:</b>	1,500a/480v, 3p	

#### SUITE B

<b>Total SF:</b>	19,520	<b>Heat:</b>	Forced Air & Radiant	<b>Notes:</b> Extremely functional space with high clearance and minimal office. Great for all industrial users.
<b>Office SF:</b>	2,000	<b>Clearance:</b>	18'	
<b>Parking Spaces:</b>	Abundant	<b>Grade/Dock Doors:</b>	1 / 1	
<b>Cranes:</b>	N/A	<b>Fire Suppression:</b>	Yes	
		<b>Power:</b>	1,500a/480v, 3p	

NOTE: THE ABOVE SUITES ARE CONCEPTS SPACE PLANS. THE LANDLORD WOULD CONSIDER ALTERNATE SUITE CONFIGURATIONS.

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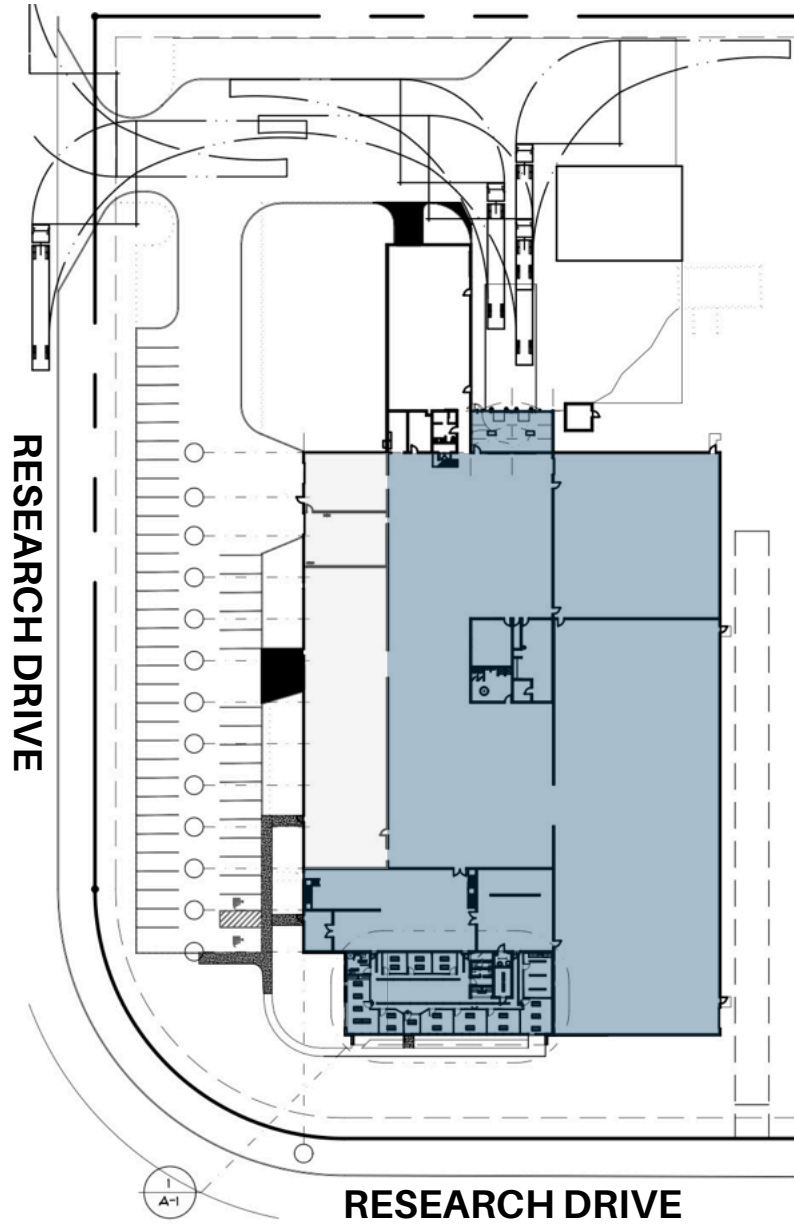
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## SITE PLAN SKETCH

(NOT TO SCALE)



 = AVAILABLE AREA

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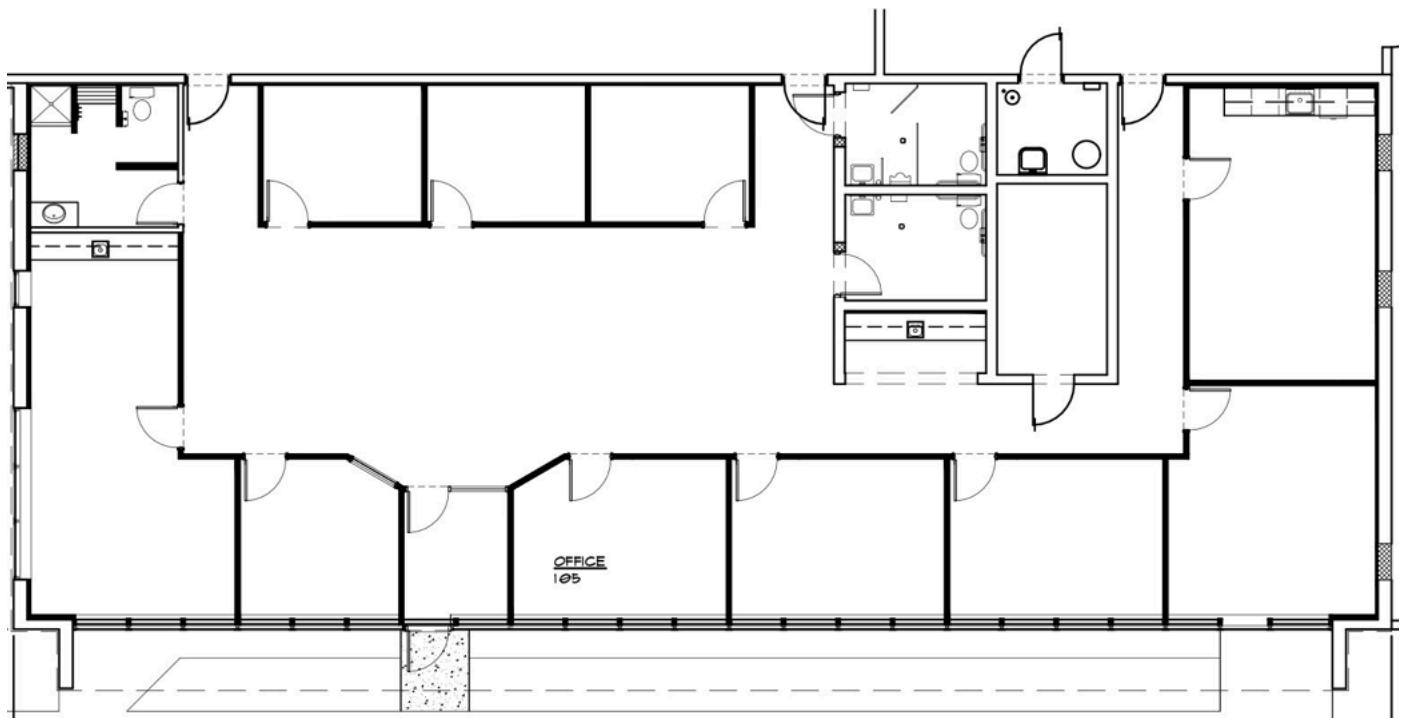
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## FRONT OFFICE FLOOR PLAN SKETCH

(NOT TO SCALE)



NOTE: OFFICE CAN BE DEMISED TO SUITE TENANTS NEEDS.



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**BCS PROPERTY**  
— MANAGEMENT —



### PRICING INFORMATION

**Lease Rate:** \$9.75 / SF

**Lease Type:** Gross + U

EQUIVALENT TO  
**\$8.00/SF, NNN**

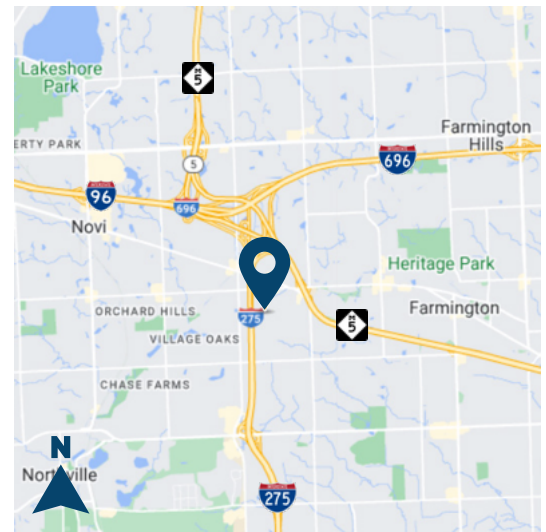
### PROPERTY DESCRIPTION

<b>Total SF:</b>	60,000	<b>Parcel ID:</b>	Available
<b>Available SF:</b>	19,520-48,720	<b>Parking Spaces:</b>	Abundant
<b>Office SF:</b>	2,000-4,000	<b>Rail Served:</b>	No
<b>Property Type:</b>	Industrial	<b>Cranes:</b>	N/A
<b>Tenancy:</b>	Multi-tenant	<b>Heat:</b>	Forced Air & Radiant
<b>Year Built:</b>	1968	<b>Clearance:</b>	18' - 20'
<b>Zoning:</b>	M-1 (Lt Ind.)	<b>Grade/Dock Doors:</b>	4 / 2
<b>Site/Parcel Area:</b>	4.16 AC	<b>Fire Suppression:</b>	Yes
		<b>Power:</b>	1,500a/480v, 3p

### SUMMARY

Rare industrial building with beautiful office and easy access to I-96, I-696, I-275 & M-5. This building offers an abundance of power (1,500a/480v, 3p), high clearance of approximately 18'-20', and abundant parking. A great building for manufacturing, warehousing, and all other use(s) which require heavy power, and/or high clearance.

### ROAD MAP



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