



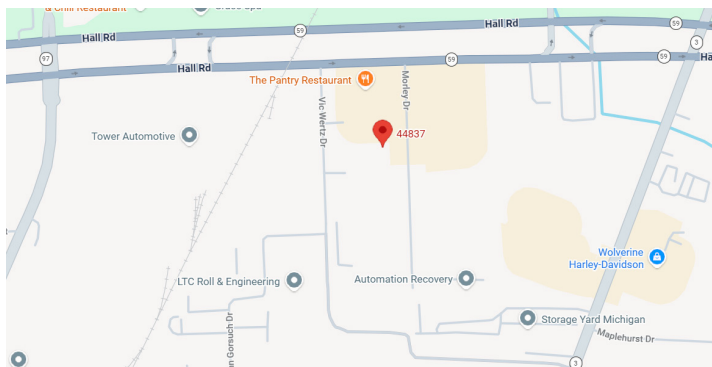
PILOT

PROPERTY GROUP

44837 MORLEY DR, CLINTON TOWNSHIP, MI 48036

PROPERTY OVERVIEW:

- Corporate Image Light Industrial Building
- Excellent location in Macomb County
- Easy access to M-59, Gratiot Ave, Groesbeck Hwy, I-94, and M-53
- Building is 100% under AC
- **Do not disturb or approach existing business/employees.**
All inquiries to be made through the listing brokers.



Property Type: Industrial
Cross Streets: Off Hall Road between Gratiot
and Groesbeck
Total Square Footage: 25,320
Office Square Footage: Approx 3,420
Shop Square Footage: Approx 21,900
Building Name: Complete Prototype Services 1
Parcel Size: 1.385 Acres
Year Built: 2004
Zoning: I-1 Light Industrial
Ceiling Height: 20'6"
Grade Level Doors: (2) 12' x 14' and (1) 10' x 10'
Cranes: 10 Ton
Power: 2,000 Amp/480V
Heat Type: GFA
Lighting: LED
Lease Rate: \$7.95/SF NNN
Sale Price: \$2,785,000.00
(\$109.99/SF)

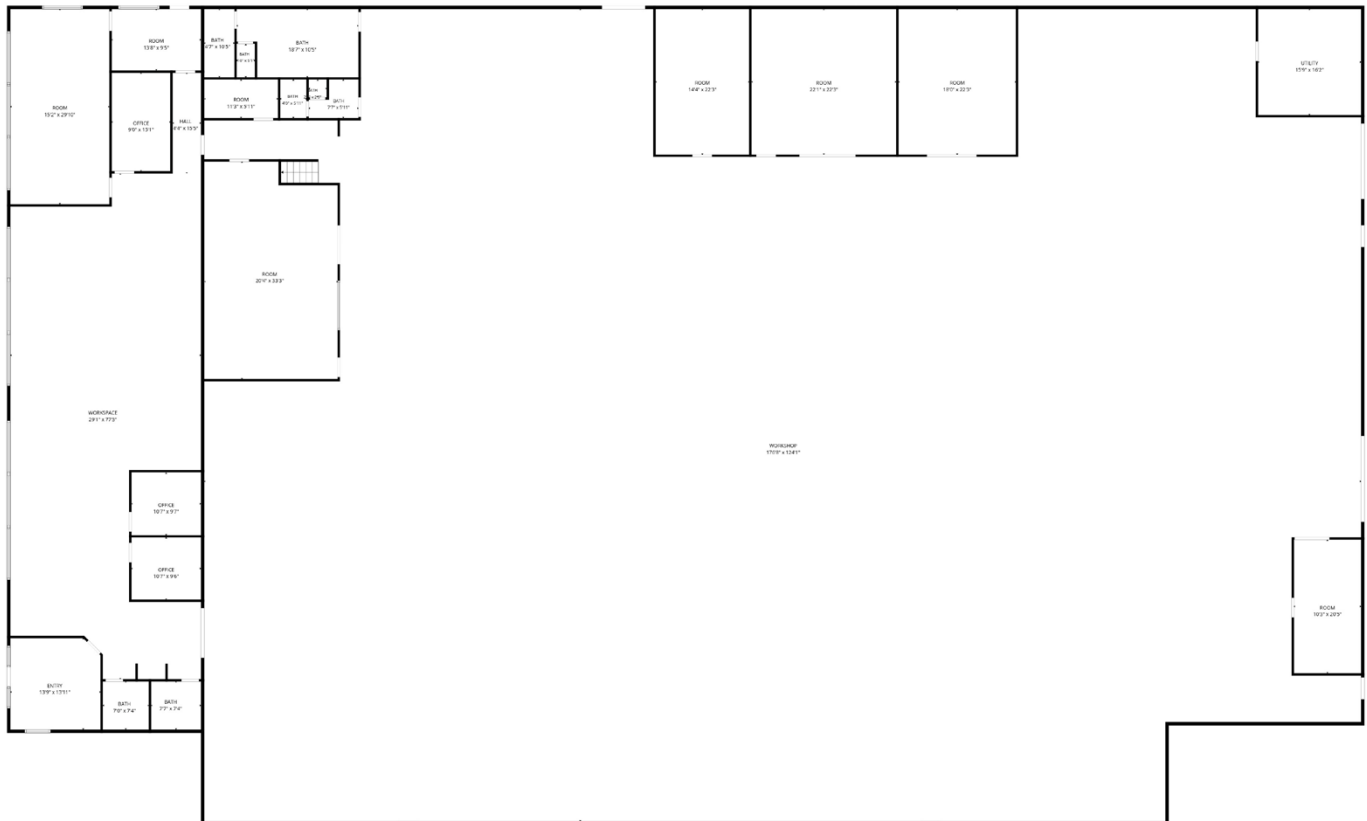
AGENT CONTACT INFO

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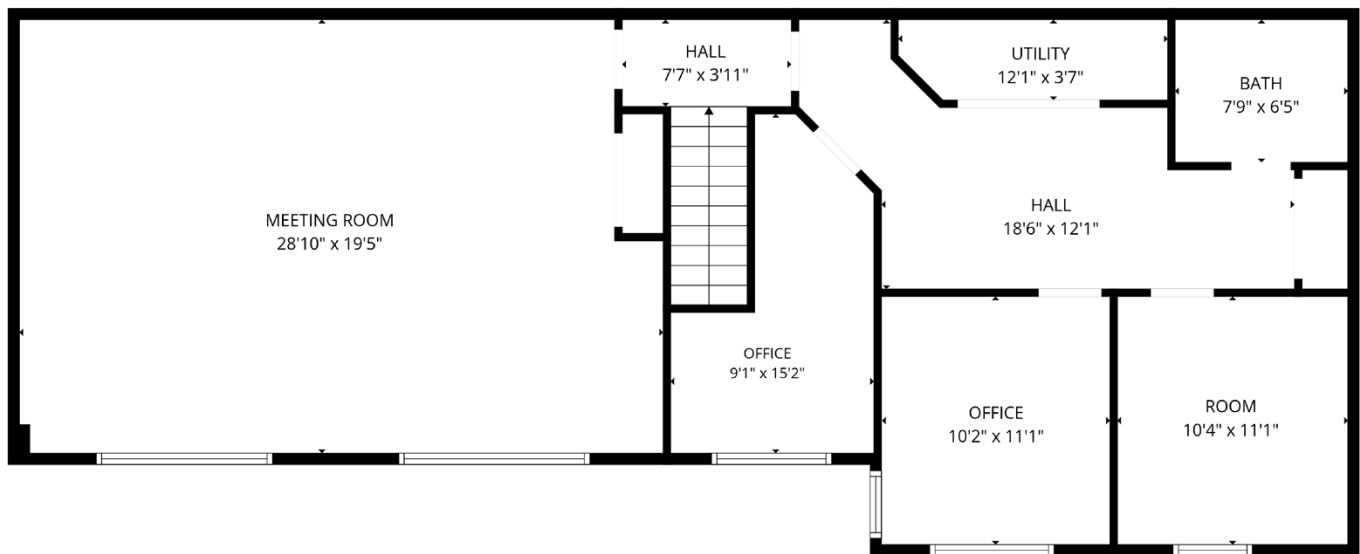
ENTIRE BUILDING FLOORPLAN



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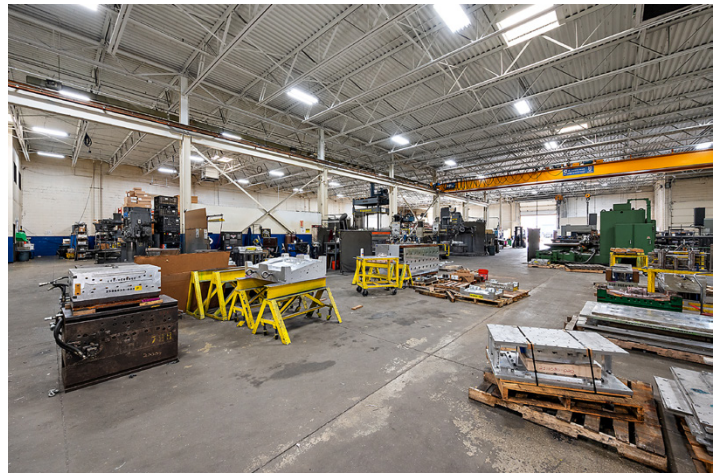
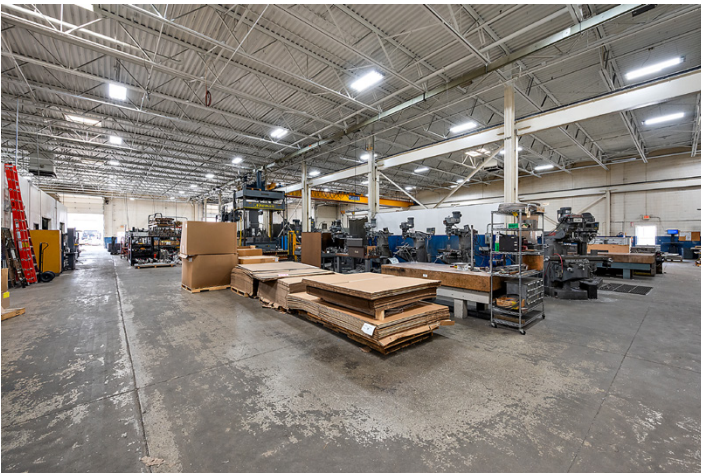
MEZZANINE FLOORPLAN



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ADDITIONAL PHOTOS



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