

# 17580 Helro Drive

Fraser, MI

- 5,460 Sq. Ft. For Lease
- Clean Multi-Tenant Unit
- Close Proximity to I-696 & I-94
- Expansion Possibilities

## INDUSTRIAL BUILDING FOR LEASE



4,960 SF of Factory



500 SF of Office



10'x12' Grade Level Door

### FOR MORE INFORMATION:

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**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

248.637.9700 | [LMCap.com](http://LMCap.com)

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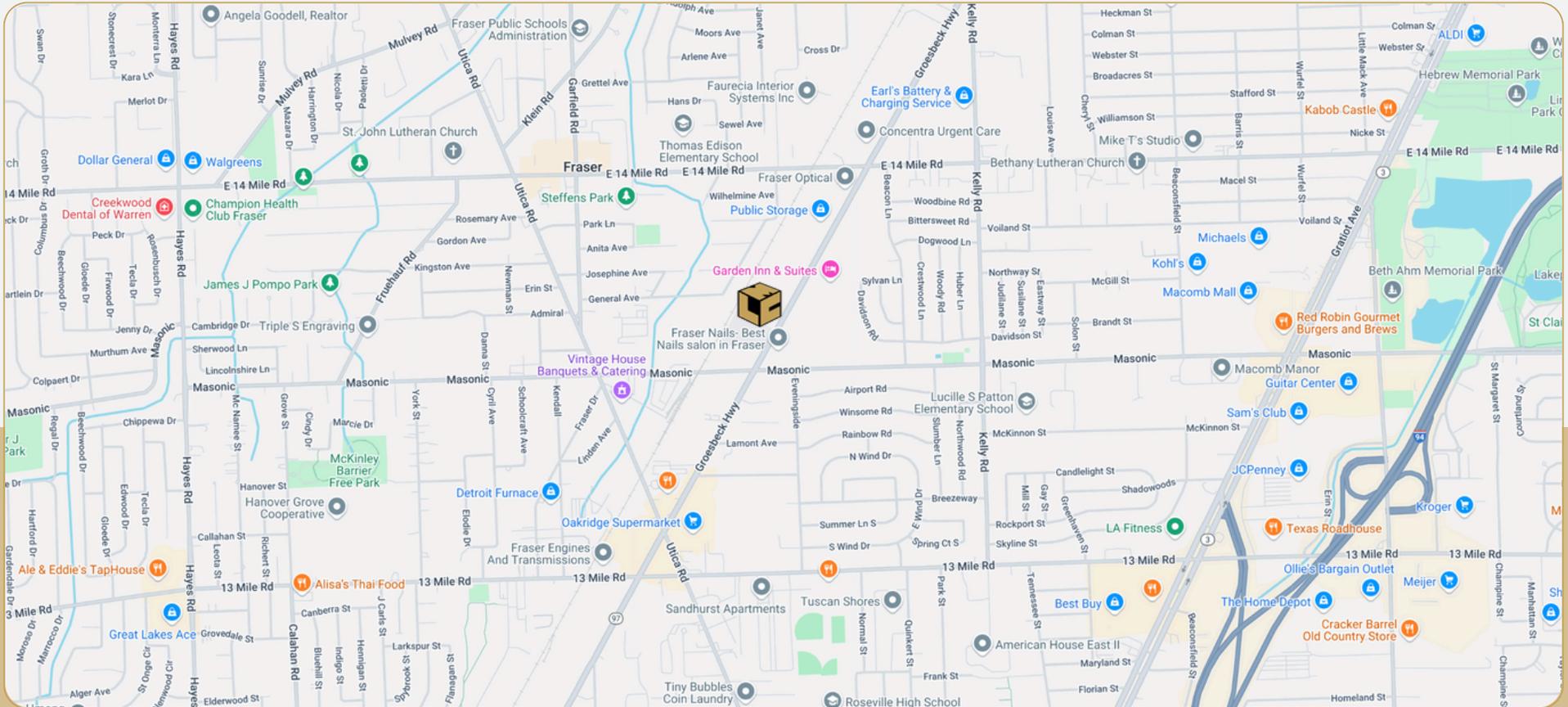
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Collection Street	Cross Street	Traffic Volume	Distance from Property
Masonic Blvd	Grand Trunk St W	6,295	0.23 mi
M-97 Groesbeck	Helro Dr SW	28,280	0.23 mi
Groesbeck Hwy	Helro Dr SW	30,181	0.23 mi

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## Industrial Property Details:

### Details:

<b>Total SF:</b>	5,460 SF
<b>Available SF:</b>	5,460 SF
<b>Office SF:</b>	500 SF
<b>Factory SF:</b>	4,960 SF
<b>Zoning:</b>	Industrial - Controlled
<b>Expandable:</b>	Yes
<b>Intersection:</b>	Runs W off of Groesbeck between Masonic & 14 Mile
<b>X-Way Distance:</b>	2.5 Miles to I-696
<b>Parking:</b>	Surface
<b>Year Built:</b>	1980
<b>Outside Storage:</b>	No
<b>Rail Siding:</b>	N/A
<b>Occupancy:</b>	Immediate

### Interior:

<b>Ceiling Height:</b>	16'
<b>Bay Size:</b>	39'
<b>Restrooms:</b>	2
<b>Power:</b>	240V
<b>Power Details:</b>	200 Amps
<b>Lighting:</b>	LED
<b>Truckwell:</b>	No
<b>Grade Door:</b>	12'x14'
<b>Heating:</b>	Radiant & Gas Forced Air
<b>A/C:</b>	Office Only
<b>Sprinklered:</b>	No
<b>Floor Drains:</b>	No
<b>Notes:</b>	Additional shop office not included in office square footage. Office area fully renovated. Rate includes taxes and insurance.

### Economic

<b>Lease/SF:</b>	\$6.95*
<b>Lease/Month:</b>	\$3,162.25
<b>Lease Terms:</b>	Modified Gross

\*Quoted rate is for the first 3 months of the lease term. Rate to increase to \$8.25/SF.

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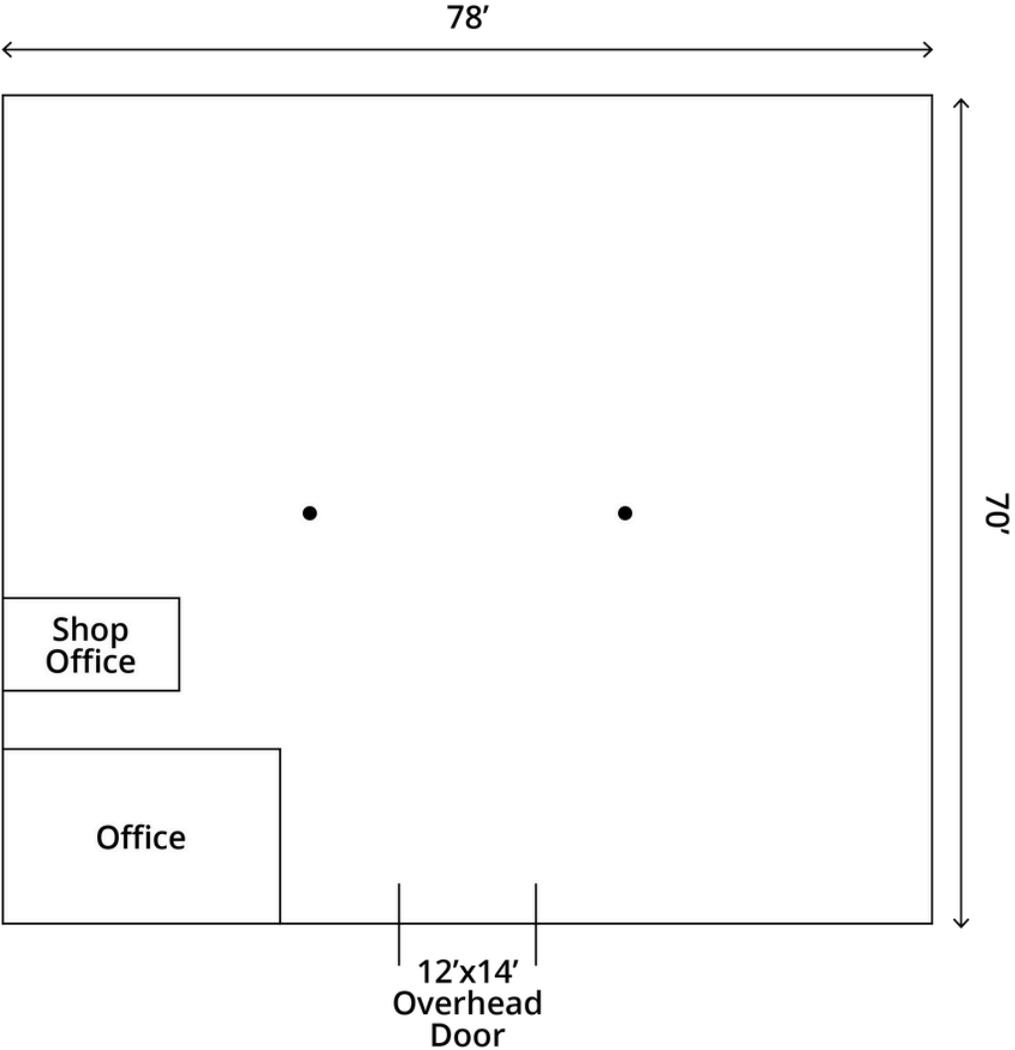


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