

PROPERTY FOR LEASE

23501 Mound Rd

Warren, MI 48091



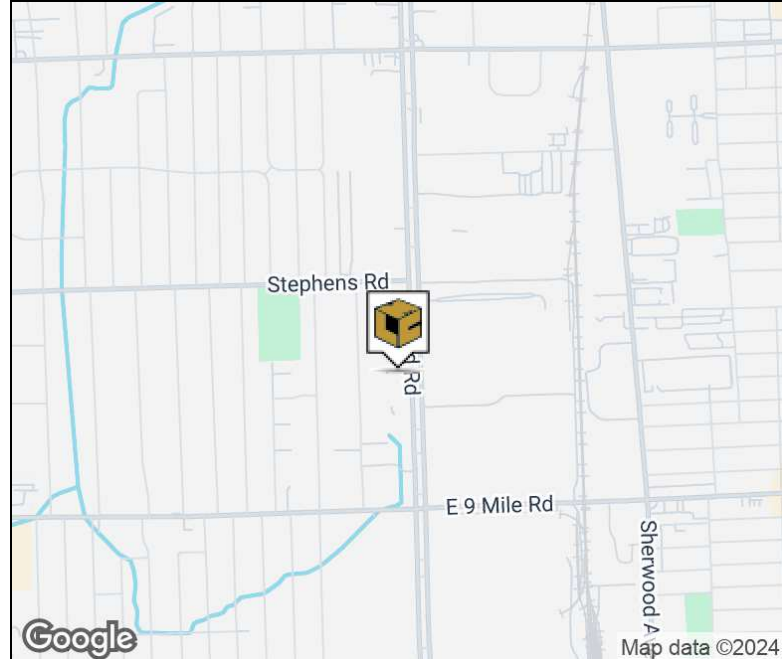
L. MASON CAPITANI
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- 17,000 SF For Lease
- Clean Shop Space with Crane & Buss Duct
- Easy Truck Access
- Mound Road Frontage - Just North of 9 Mile Road
- Immediate Occupancy
- 3-5 Year Lease Term



FOR MORE INFORMATION:

Tom Jablonski

Senior Vice President

248.637.7794

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CONNECT WITH US

248.637.9700 | www.LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



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ADDITIONAL PHOTOS



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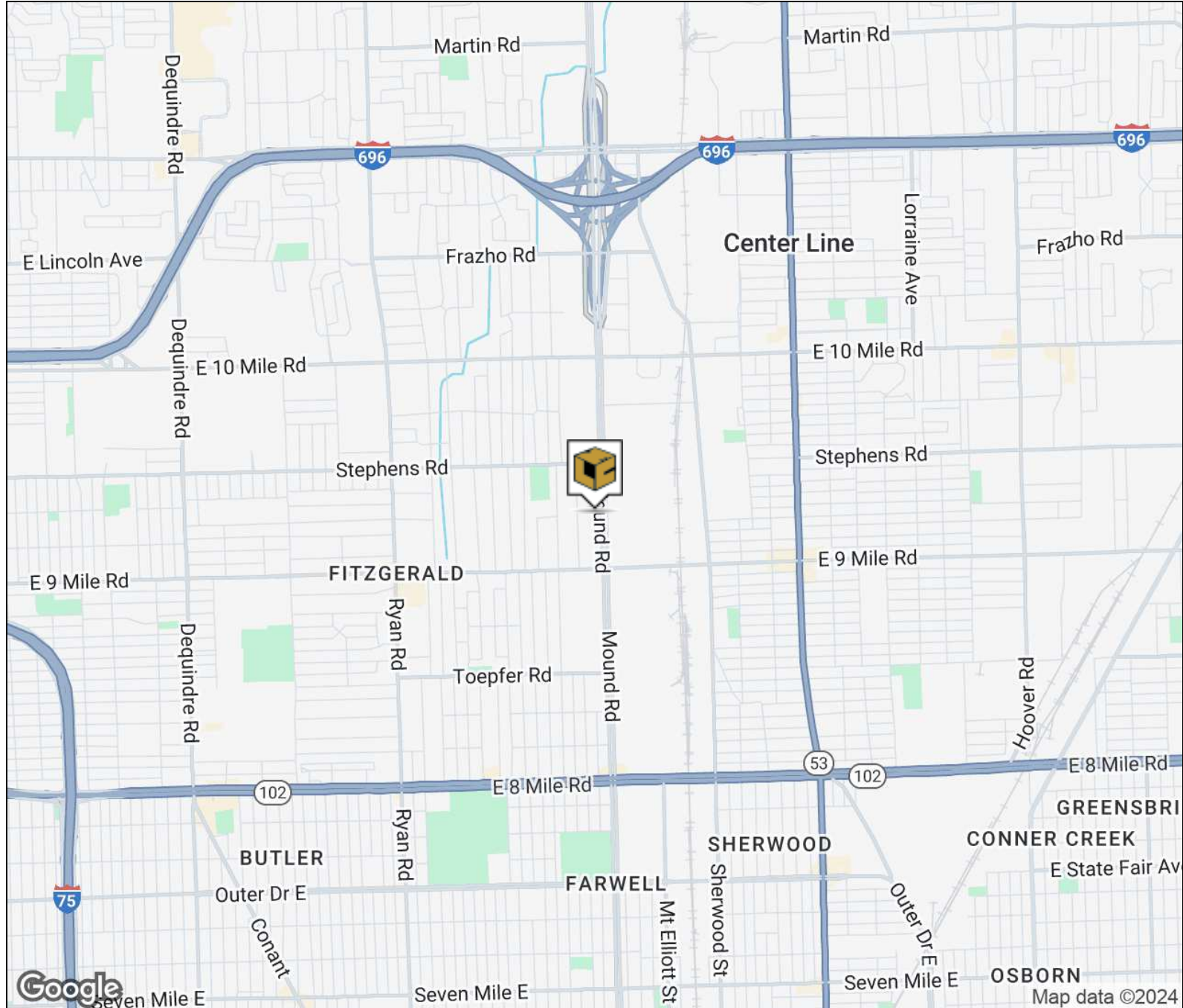
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LOCATION MAP



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INDUSTRIAL PROPERTY DETAILS

Lease Rate	\$6.75 SF/yr NNN
Monthly Rate	\$9,562.50
Taxes	\$14,000

Building Information

Building Size	17,000 SF
Available SF	17,000 SF
Factory SF	14,200 SF
Office Space	2,800 SF
Year Built	1950
Year Last Renovated	-
Tenancy	Single
Number of Grade Level Doors	2
Overhead Door Size	12'x14', 16'x16'
Number of Cranes	-
Crane Description	-
Underhook	16'
Crane Span	-
Bay Size	48'x20'
Ceiling Height	21 ft
Minimum Ceiling Height	16 ft
Mezzanine	-
Power Description	240V 2,000 Amps
Rail Access	N/A
Number of Parking Spaces	50
Heating	Tube Radiant
A/C	Office Only
Restrooms	3
Lighting	LED

Location Information

Street Address	23501 Mound Rd
City, State, Zip	Warren, MI 48091
County	Macomb
Side of Street	West
Nearest Highway	I-696

Property Information

Property Type	Industrial
Zoning	M-2
Property Subtype	Manufacturing
Lot Size	1.038 Acres
APN #	12-13-29-428-010
Lot Frontage	200 ft
Lot Depth	226 ft
Site Description	Located N of 9 Mile Road on W side of Mound.

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