

# 11084 E Nine Mile Road

Warren, MI

PRICE REDUCED!

- 11,357 Sq. Ft. For Sale
- Several Cranes | Up to 15-Ton
- 240V and 480V Power
- Great Manufacturing Facility
- Close Proximity to I-696

## INDUSTRIAL BUILDING FOR SALE



11,000 SF of Factory



Additional Mezzanine Storage



12'x14' & 8'x10' Grade Level Doors



### FOR MORE INFORMATION:

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248.637.9700 | 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.



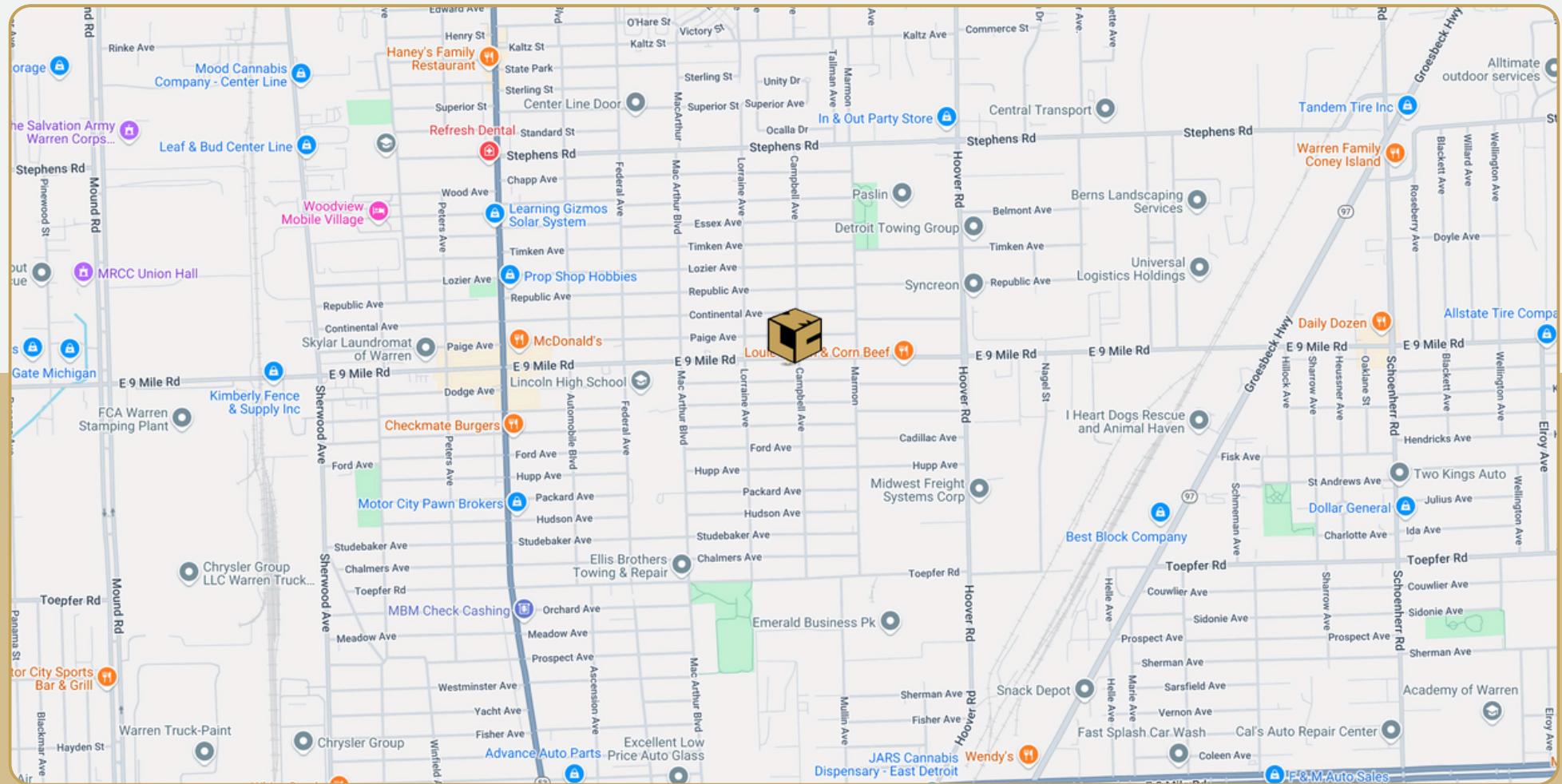
**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

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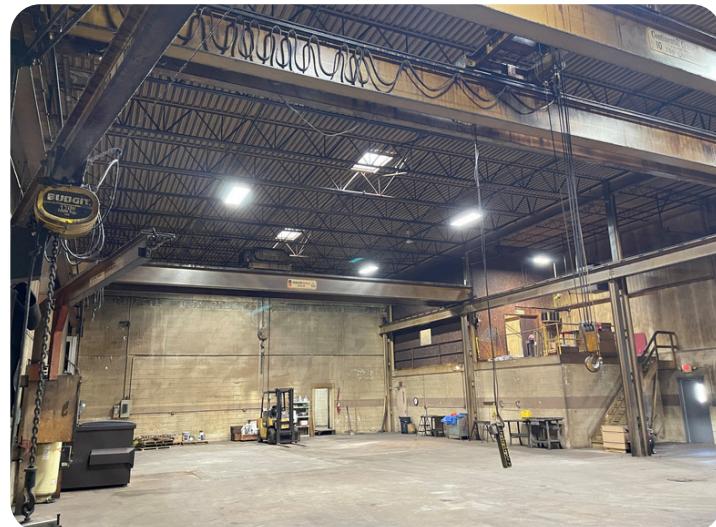
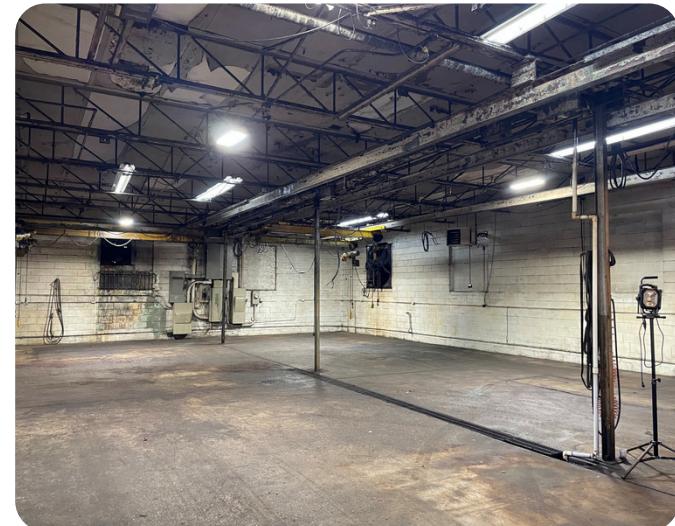
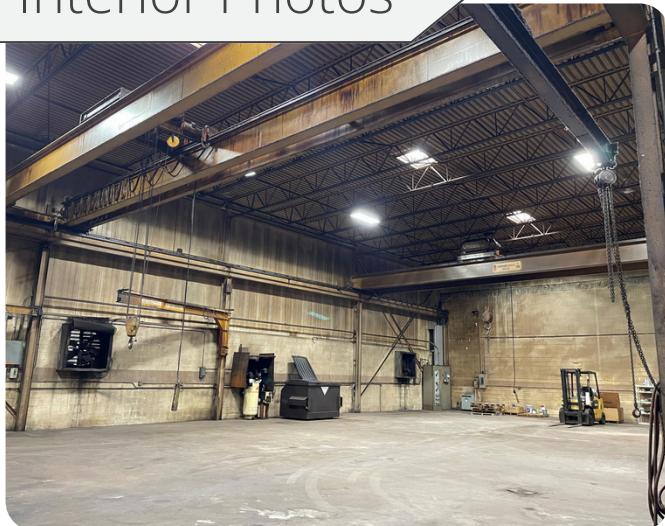
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## Interior Photos



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## Industrial Property Details:

### Details:

**Total SF:** 11,357 SF  
**Available SF:** 11,357 SF  
**Factory SF:** 11,000 SF  
**Zoning:** M-1  
**Acres:** 0.53  
**Frontage:** 270'  
**Depth:** 120'  
**Expandable:** No  
**Intersection:** 9 Mile & Hoover  
**X-Way Distance:** 2 Miles to I-696  
**Parking:** 14 Spaces  
**Year Built:** 1956  
**Outside Storage:** Yes  
**Rail Siding:** No  
**Occupancy:** Immediate

### Interior:

**Ceiling Height:** 12', 25'  
**Bay Size:** 45'  
**Restrooms:** 2  
**Cranes:** 9 - (7) 1-Ton, 10-Ton, 15-Ton  
**Underhook:** 18  
**Power Details:** 480V  
**Lighting:** LED  
**Truckwells:** No  
**Grade Door:** (1) 12'x14', (1) 8'x10'  
**Heating:** GFA/Radiant  
**A/C:** Office Only  
**Sprinklered:** No  
**Airlines:** No  
**Compressor:** No  
**Floor Drains:** No

### Economic

**Sale Price:** \$690,000.00  
**Price/SF:** \$60.75  
**Taxes:** \$11,875.81