

PROPERTY FOR SALE / LEASE

13120 E 9 Mile Road

Warren, MI 48089

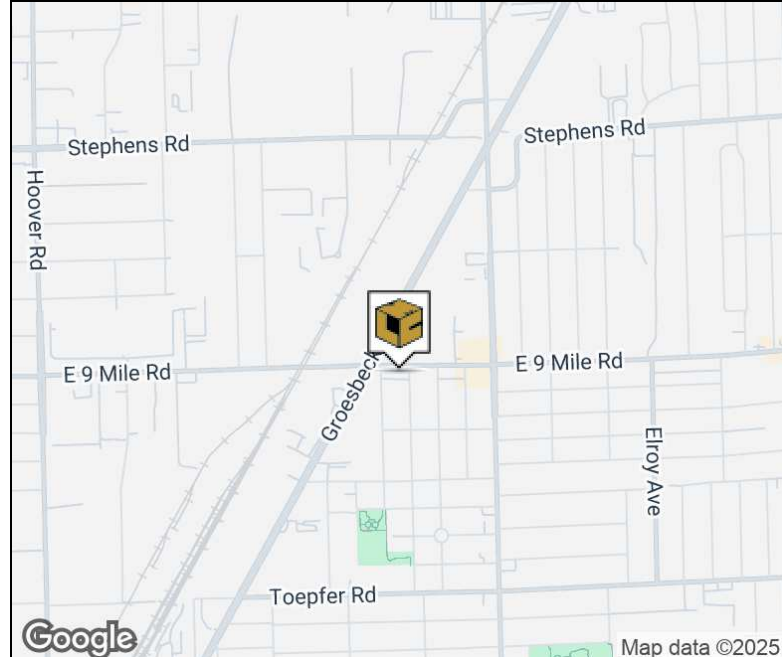


L. MASON CAPITANI
CORFAC INTERNATIONAL



Property Highlights

- 7,350 Square Feet For Sale or Lease
- Well Maintained Industrial Building
- Great Main Road Exposure
- Airlines & Compressor
- Buss Duct
- Located Minutes From I-696
- Assumable Land Contract Available



FOR MORE INFORMATION:

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CONNECT WITH US

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INDUSTRIAL PROPERTY DETAILS

Sale Price:	\$595,000
Price/SF:	\$80.95

Lease Rate:	\$6.95 SF/yr NNN
Lease/Month:	\$4,256.88
Annual Property Taxes:	\$1.25/SF

Amenities

- Great main road exposure.
- Located minutes from I-696.
- Two grade doors.
- Well maintained facility.

Building Information

Building Size	7,350 SF
Available SF	7,350 SF
Factory SF	6,258 SF
Office Space	1,092 SF
Year Built	1953
Tenancy	Single
Number of Grade Level Doors	2
Overhead Door Size	10' x 10'; 10' x 12'
Number of Cranes	0
Fire Suppression	No
Bay Size	35'x40'
Ceiling Height	12 ft
Minimum Ceiling Height	11 ft
Power Description	208/240 400 Amps
Rail Access	No
Number of Parking Spaces	24
Heating	Gas Forced Air
A/C	Office Only
Restrooms	2
Lighting	LED

Location Information

Street Address	13120 E 9 Mile Road
City, State, Zip	Warren, MI 48089
County	Macomb
Side of Street	South
Nearest Highway	I-696

Property Information

Property Type	Industrial
Zoning	M-1
Property Subtype	Manufacturing
Lot Size	0.38 Acres
APN #	13-35-226-004
Lot Frontage	145 ft
Lot Depth	115 ft
Site Description	Located near the corner of 9 Mile Rd & Groesbeck, close to I-696.

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