

# Industrial Property Description

# 52017 Sierra Drive Chesterfield Township



PROPERTY SUMMARY	
BUILDING SF:	179,200 SF
AVAILABLE SF:	89,852 SF
OFFICE SF:	20,000 SF (PER TENANT'S REQ.)
WAREHOUSE SF:	69,852 SF (PER TENANT'S REQ.)
COUNTY:	MACOMB
CROSS STREETS:	23 MILE RD. AND SIERRA DR.

BUILDING	
CONSTRUCTION TYPE:	STEEL BUILDING, EXTERIOR PRE-CAST CONCRETE TO 12' HIGH WITH INSULATED METAL PANEL ABOVE
YEAR BUILT:	2023
FLOOR:	8" REINFORCED CONCRETE (THICKNESS CAN BE INCREASED OR PITS CAN BE REQUESTED)
LIGHTING:	LED THROUGHOUT
LAVS:	PER CODE BASED UPON OFFICE/WAREHOUSE RATIOS
HEATING:	HVAC – CAMBRIDGE AIR TURN OVER UNITS IN HIGH BAY, ROOF TOP UNITS IN FUTURE OFFICE AREAS
SPRINKLER:	ESFR HIGH DENSITY
CLEAR HEIGHT:	30'
ROOF:	STANDING SEAM METAL
POWER/BUSS:	3,000 AMPS / 480 VOLT (DISTRIBUTION BY TENANT)
CRANES:	FOUNDATION PREPPED TO ACCOMMODATE(2) 15- TON CRANE BAYS AND (1) 20-TON CRANE BAY
RAIL:	NONE
# DOCKS/TRUCKWELLS:	7
# GRADE LEVEL DOORS:	3
DOOR DIMENSIONS:	64' x 56' COLUMN SPACING THROUGHOUT, 64' FROM THE DOCK DOORS TO THE FIRST COLUMN
AIR COMPRESSOR:	PER TENANT

SITE	
LAND SIZE (ACRES):	10 ACRES
PARCEL NUMBER:	15-09-16-477-001
ZONING:	L-1

GENERAL	
UTILITIES:	ALL ON SITE
# PARKING SPACES:	143 SURFACE
ANNUAL TAXES:	Approx. \$1.50/PSF with the potential for tax abatement (50% up to 12 years if qualified)

TRANSACTION INFORMATION	
LEASE RATE:	CONTACT BROKER
LEASE TYPE:	NNN

CONTACTS	
ANDREW BONCORE – 248.388.1001	

FEATURES	
<ul style="list-style-type: none"> <li>ENERGY EFFICIENT AND DURABLE PRE-CAST CONCRETE AND INSULATED METAL</li> <li>HIGH EFFICIENCY LED LIGHTING INCLUDED IN HIGH BAY</li> <li>7 DOCKS, 3 OVERHEAD DOORS</li> <li>30' CLEAR HEIGHT</li> </ul>	