

2470 Xcelisor Dr

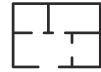
Oxford, MI

- 61,937 Sq Ft For Sale
- Exceptionally Clean Warehouse
- 25' Ceiling Clearance
- Exterior Truckwells
- Possible Lease

INDUSTRIAL BUILDING FOR SALE



56,428 SF of Factory



5,509 SF of Office



5,509 SF of Mezzanine

FOR MORE INFORMATION:

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SECOND PRICE REDUCTION!



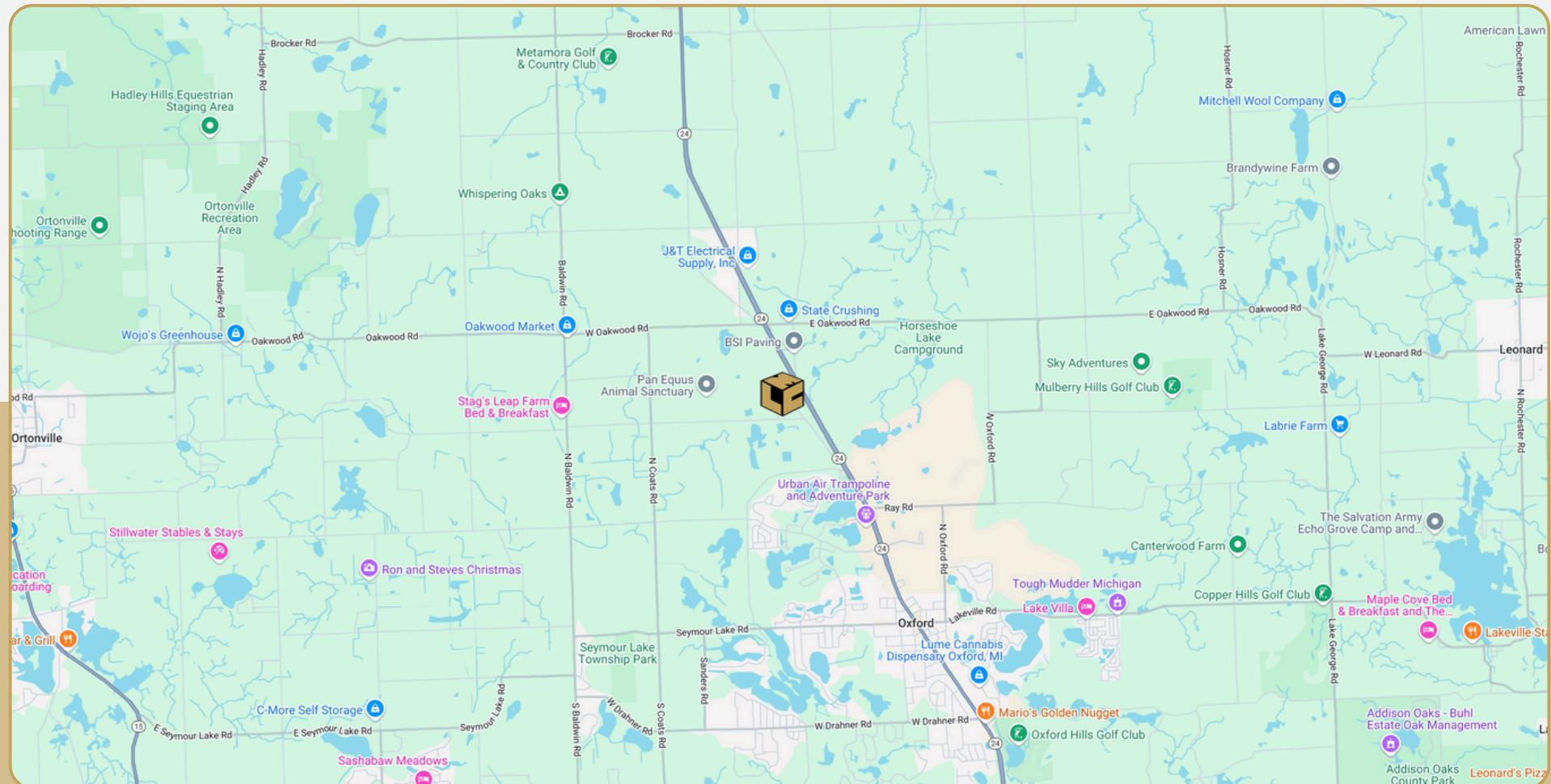
L. MASON CAPITANI
CORFAC INTERNATIONAL
CELEBRATING 60 YEARS

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Industrial Property Details:

Details:

Total SF: 61,937 SF
Available SF: 61,937 SF
Office SF: 5,509 SF
Factory SF: 56,428 SF
Zoning: Industrial
Acres: 4.71
Frontage: 525'
Depth: 350'
Expandable: No
Intersection: M-24 & Metamora Road
X-Way Distance: I-75
Parking: 64 (Can Expand)
Year Built: 2004
Outside Storage: No
Occupancy: 30 Days

Interior:

Ceiling Height: 25'
Bay Size: 40'
Restrooms: 5
Power: 240/480
Lighting: LED
Truckwells: 3 exterior
Grade Door: (1) 12'x14'
Heating: Tube Radiant
A/C: Office Only
Sprinklered: No
Air Lines: Yes
Compressor: Yes
Floor Drains: No
Notes: Price Reduced! Well maintained warehouse space. 25' clear with truckwells. Parking lot can be expanded.

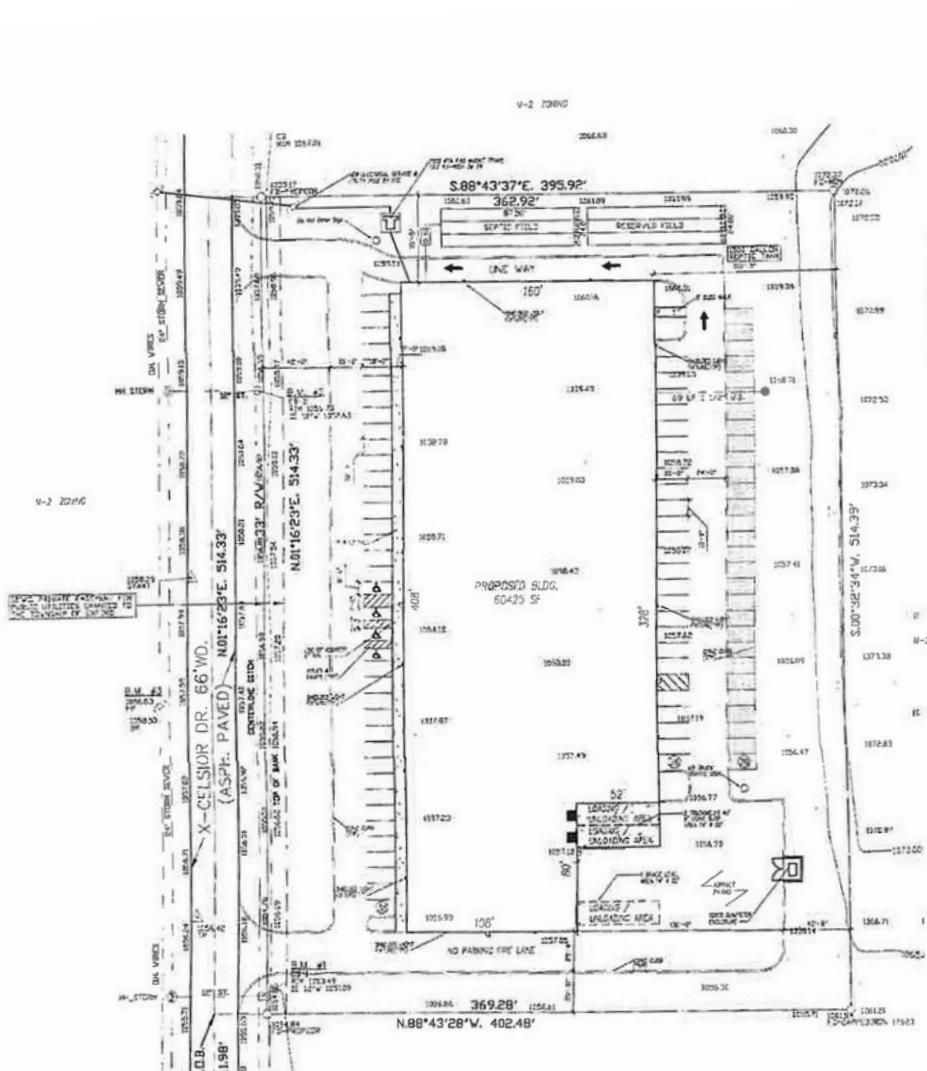
Economic

Sale Price: \$4,500,000.00
Price/SF: \$72.65

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Site Plan



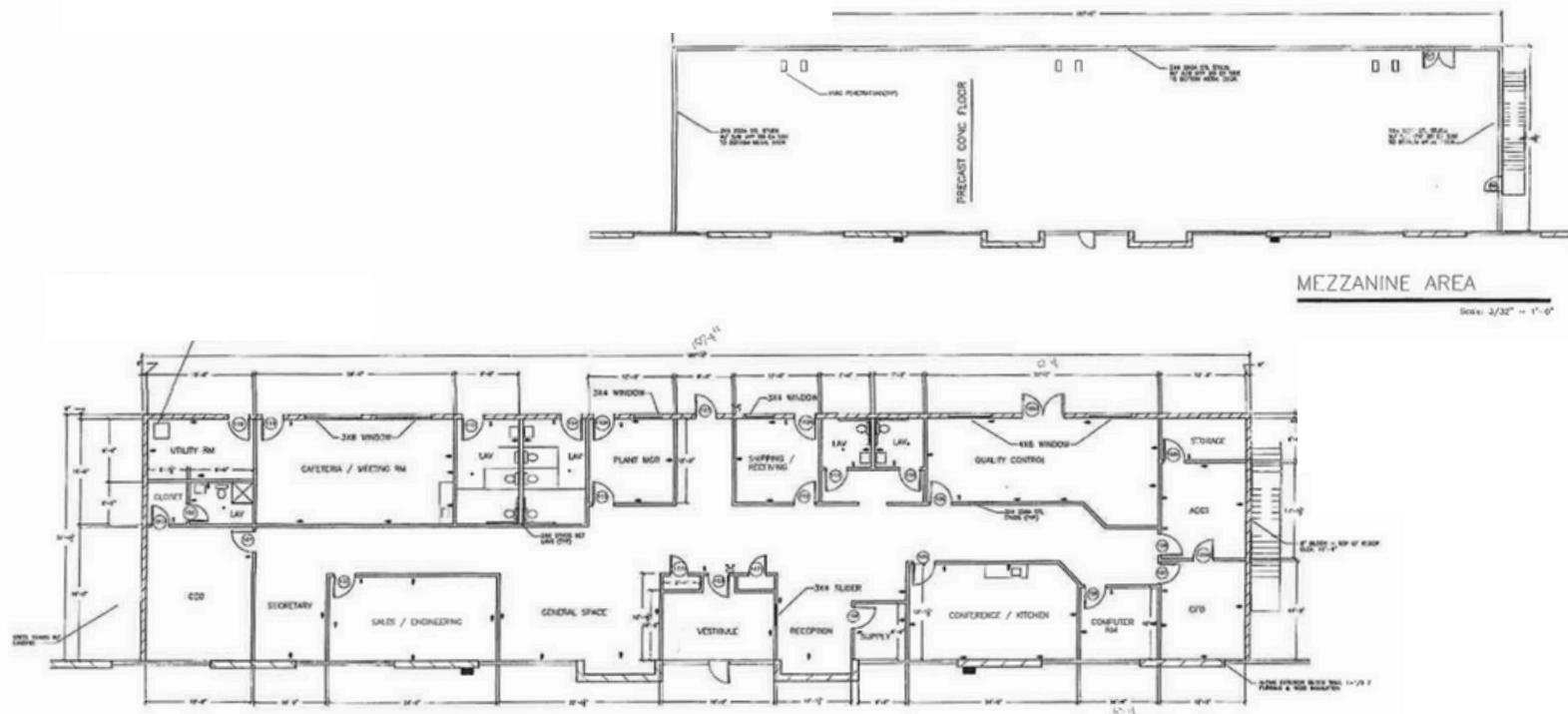
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Office Plan



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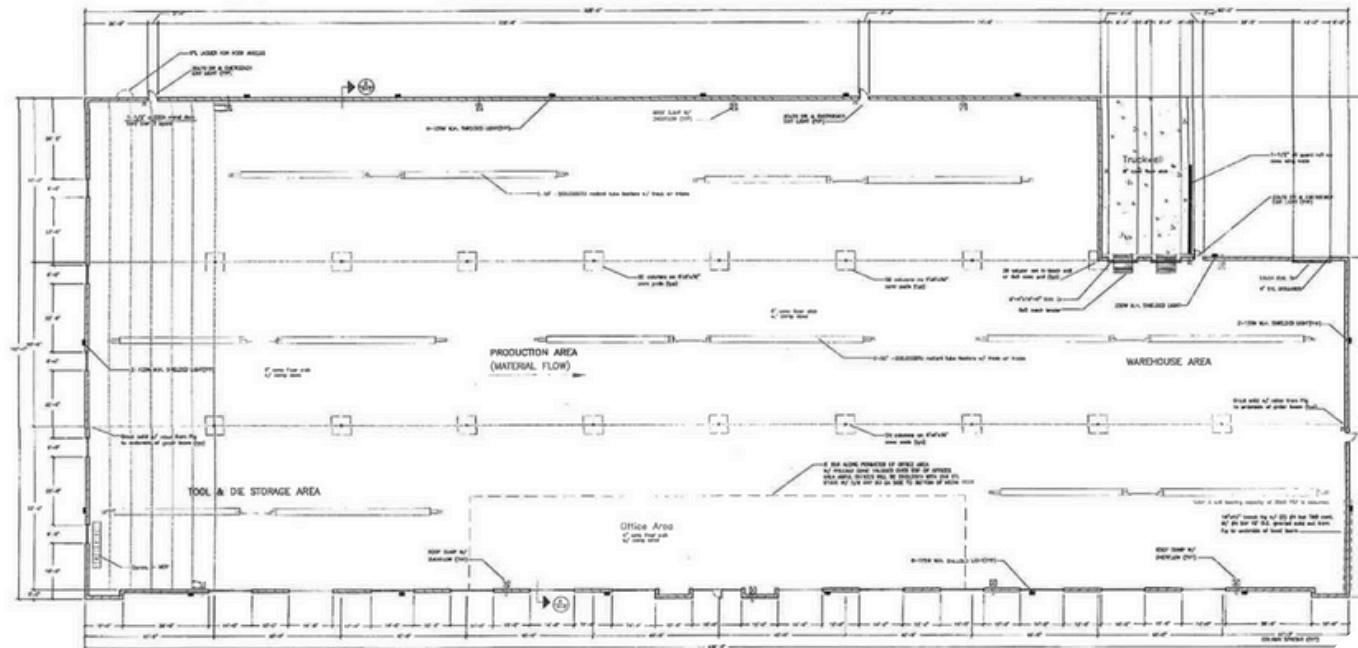
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Floor Plan



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