

**NEW CONSTRUCTION
FOR LEASE**



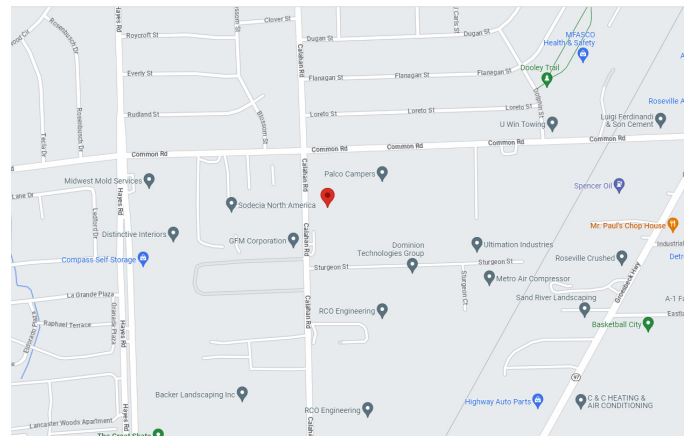
**PILOT
PROPERTY GROUP**

29850 CALAHAN RD., ROSEVILLE, MI 48066

PROPERTY OVERVIEW:

- Under Construction, Coming in 2024
- New Construction, Free Standing Industrial For Lease
- Located on Calahan in Roseville, (West of Groesbeck, off Common Rd, between 12 & 13 Mile)
- Corporate Image, Two Story Offices
- Street Facing Truck well, w/ (2) rear grade level doors
- Contact Evan or Jimmy for more info.

<i>Property Type:</i>	Free Standing Industrial
<i>Cross Streets:</i>	West of Groesbeck, off Common Road
<i>Total Square Footage:</i>	11,430
<i>Office Sq. Ft.:</i>	1,620 SF
<i>Shop Sq. Ft.:</i>	9,140 SF
<i>Lease Rate:</i>	\$9.95/Sq. Ft.
<i>Lease Type:</i>	NNN
<i>Sale Price:</i>	TBD
<i>Year Built:</i>	2023/24
<i>Zoning:</i>	Manufacturing (I-2 General Industrial)
<i>Parking:</i>	17 Spaces



<i>Grade Level Doors:</i>	(2) 12'w x 14'h
<i>Truck Well:</i>	(1) Exterior Street Facing
<i>Ceiling Clear Height:</i>	24'
<i>Power:</i>	1200 Amps of 480 Volt 3- Phase
<i>Cranes:</i>	Prepped

AGENT CONTACT INFO

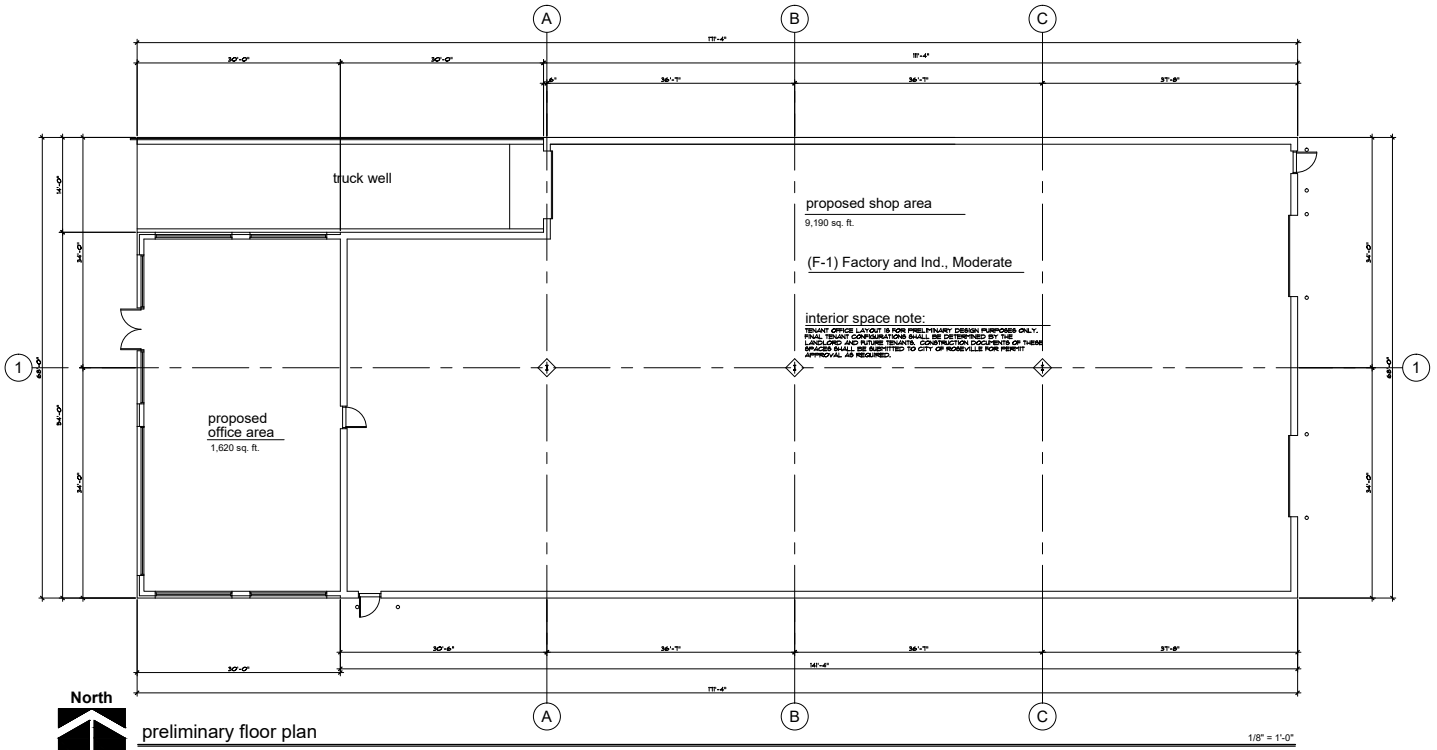
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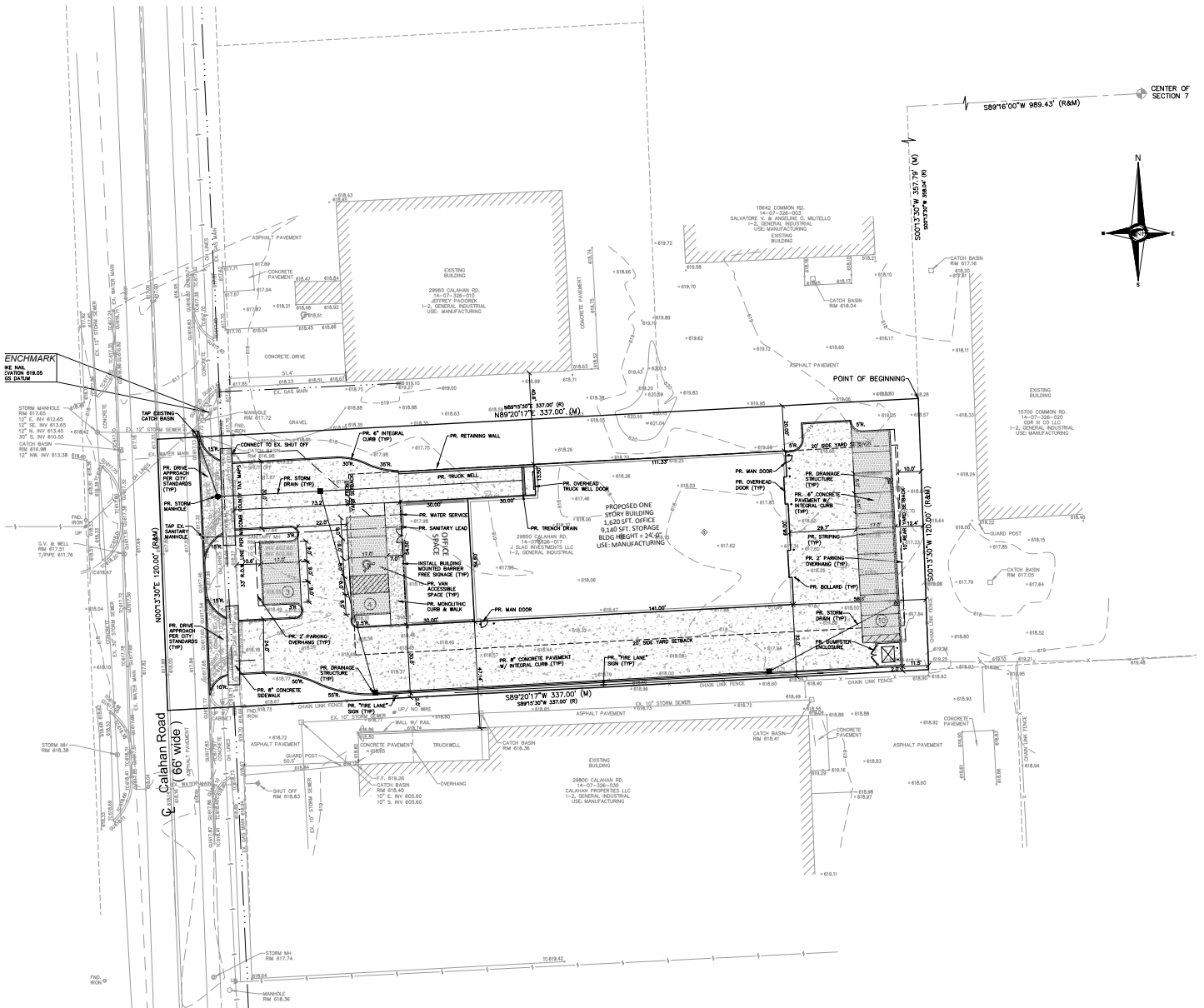
FLOOR PLAN



building square footage

office:	1,620 sq. ft.
shop:	9,190 sq. ft.
mezz.:	1,620 sq. ft.
total:	11,430 sq. ft.

SITE PLAN



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