

PROPERTY FOR SALE / LEASE

13120 E 9 Mile Road

Warren, MI 48089



L. MASON CAPITANI  
CORFAC INTERNATIONAL

PRICE REDUCED!



## 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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# 13120 E 9 Mile Road

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## INDUSTRIAL PROPERTY DETAILS

Sale Price:	<b>\$595,000</b>
Price/SF:	<b>\$80.95</b>

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

### 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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