

4600 Clawson Tank Dr

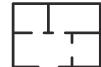
Clarkston, MI

- 9,767 SF For Lease
- 1,767 Square Foot Office
- Heavy Power
- 20' Shop Ceiling
- 12' x 16' Overhead Door
- Fast Occupancy

INDUSTRIAL BUILDING FOR LEASE



8,000 SF of Factory



1,767 SF of Office



12'x16' Grade Level Door



FOR MORE INFORMATION:

Tom Jablonski
Senior Vice President
248.637.7794
tjablonski@LMCap.com

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

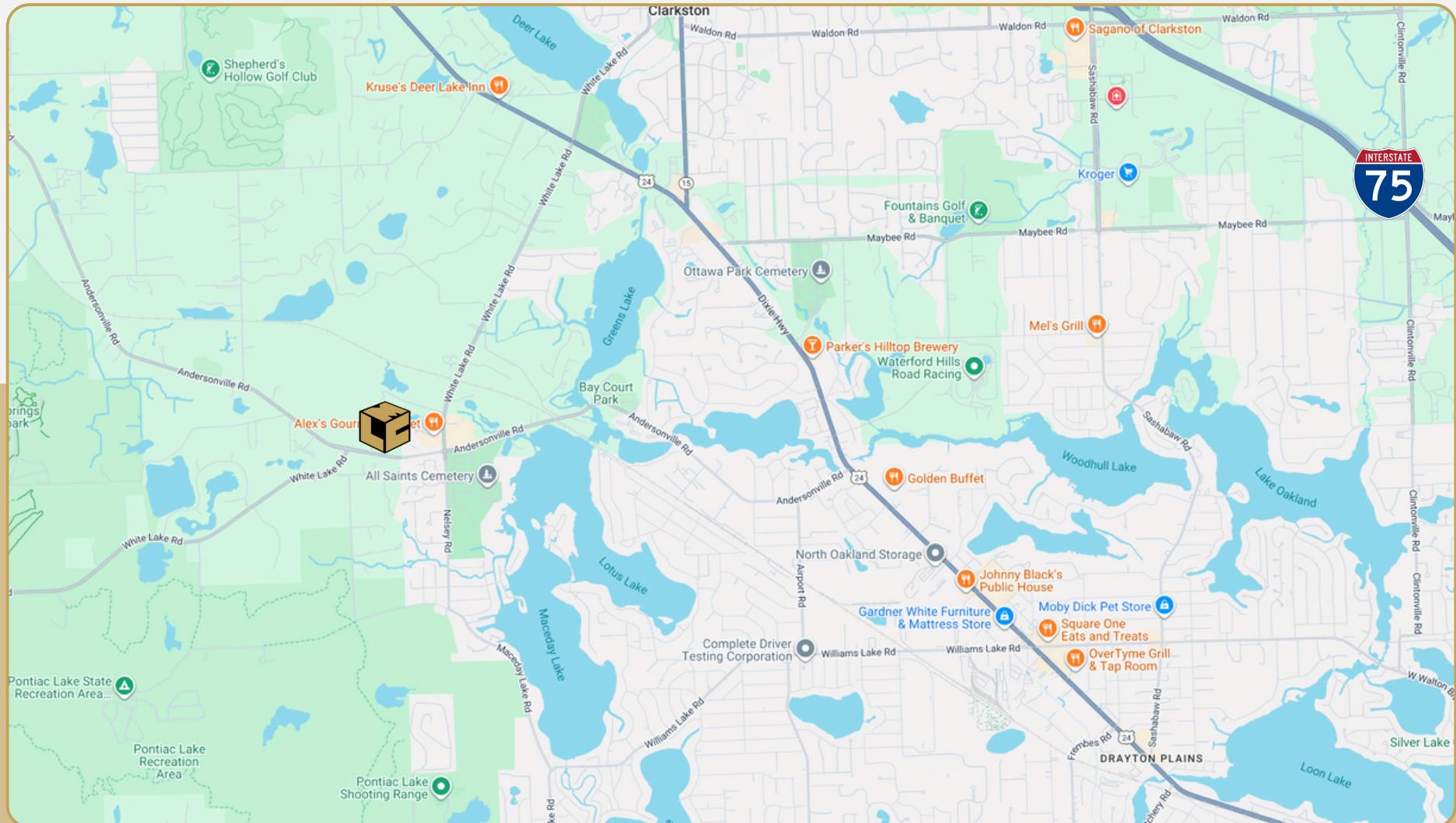


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Industrial Property Details:

Details:

Total SF:	29,000 SF
Available SF:	9,767 SF
Office SF:	1,767 SF
Factory SF:	8,000 SF
Zoning:	Industrial
Acres:	-
Frontage:	-
Depth:	-
Expandable:	No
Intersection:	Andersonville & White Lake Rd
X-Way Distance:	3 Miles to I-75
Parking:	-
Year Built:	1990
Year Renovated:	-
Outside Storage:	No
Rail Siding:	No
Occupancy:	Immediate

Interior:

Ceiling Height:	20'	Lease/SF:	\$8.00/SF
Bay Size:	40'	Lease/Month:	\$6,511.33
Restrooms:	1	Lease Terms:	NNN
Power:	Primary	Taxes:	\$10,000.00
Power Details:	440/480V 1,000 Amps		
Crane:	(2) 10-Ton		
Lighting:	n/a		
Truckwells:	n/a		
Panel Truck Dock Doors:	n/a		
Grade Door:	(1) 12'x16'		
Heating:	Tube Radiant		
A/C:	Office Only		
Sprinklered:	Full		
Floor Drains:	Yes		
Notes:	Totally segregated rear unit with separate offices. Easy truck access. \$0.25 annual rent increases. Recently cleaned and painted.		

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