

4600 Clawson Tank Dr

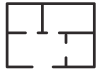
Clarkston, MI

- 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:

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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.



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

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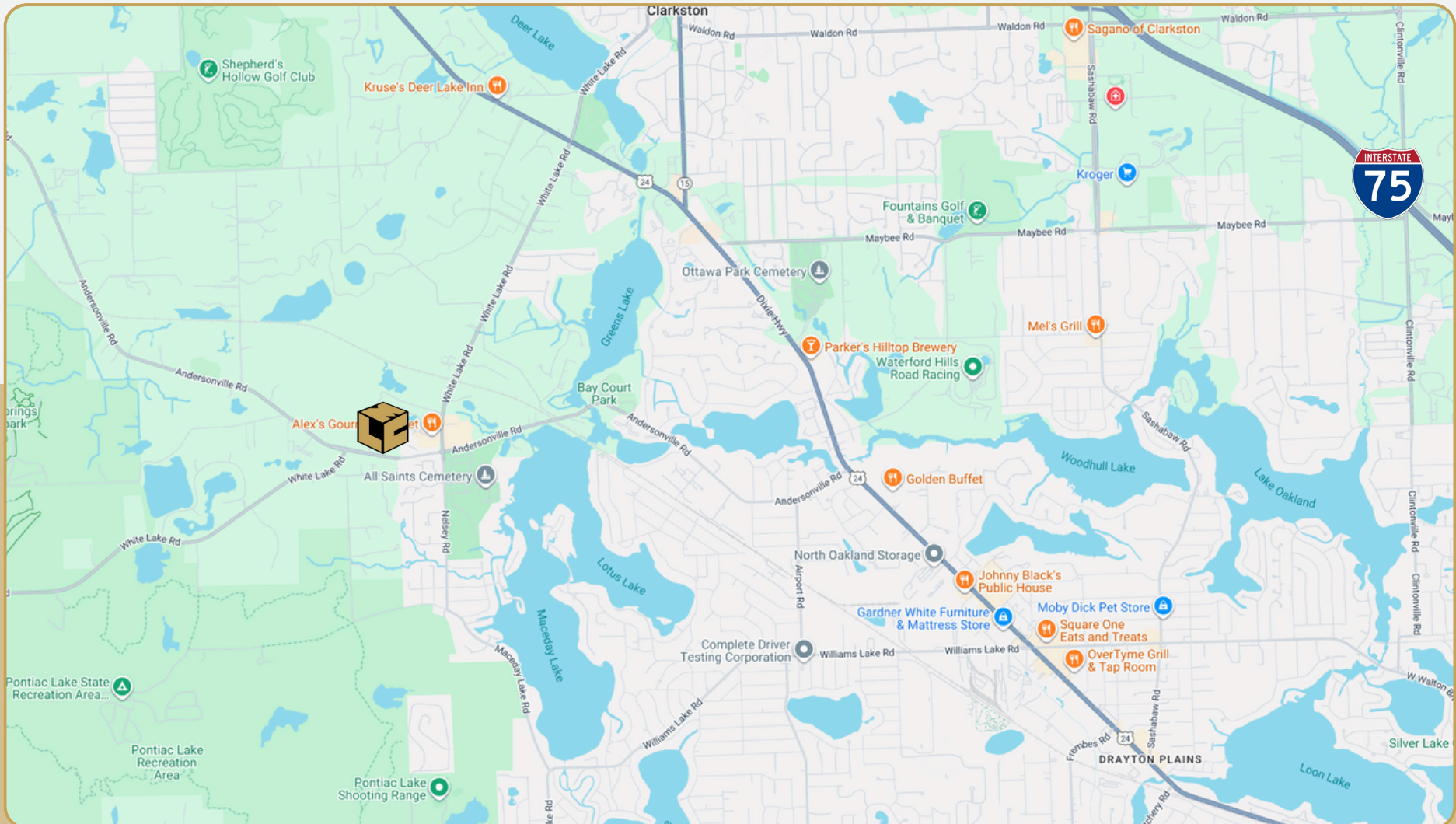
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Industrial Property Details:

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'
Bay Size:	40'
Restrooms:	1
Power:	Primary
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

Economic

Lease/SF:	\$8.00/SF
Lease/Month:	\$6,511.33
Lease Terms:	NNN
Taxes:	\$10,000.00

Notes: Totally segregated rear unit with separate offices.
Easy truck access. \$0.25 annual rent increases.
Recently cleaned and painted.

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