

PROPERTY FOR LEASE

**18070 15 Mile Road**  
Fraser, MI 48026

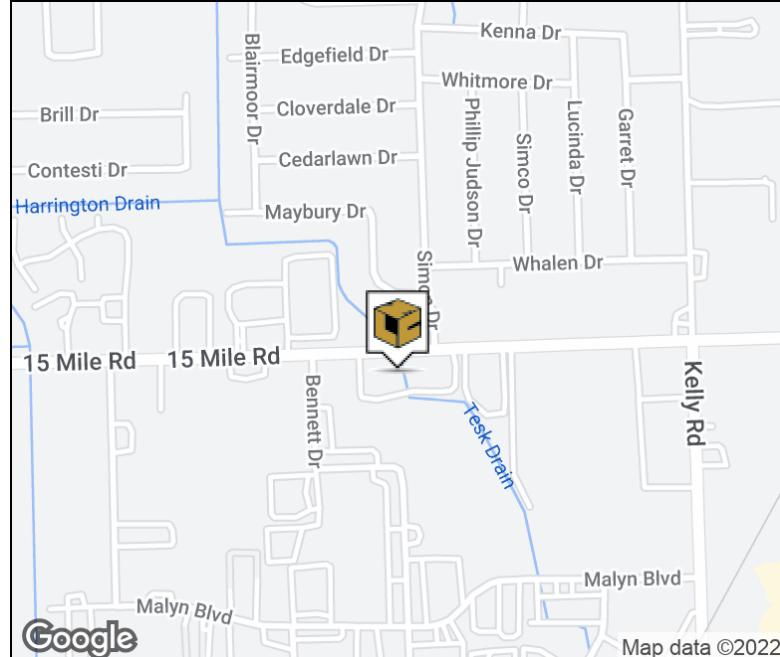


**L. MASON CAPITANI**  
CORFAC INTERNATIONAL



## Property Highlights

- 7,600 Square Feet Available
- Entire First Floor
- Fully Furnished
- Close Proximity to I-94, I-696 & M-59
- Abundant Parking
- Motivated Landlord
- New Ownership



### FOR MORE INFORMATION:

**Joe DePonio III, SIOR**

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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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**PROPERTY DETAILS**

Lease Rate	<b>\$9.95 SF/yr NNN</b>
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**Property Information**

Property Type	Office
Zoning	IC
Property Subtype	Office Building
Lot Size	1.96 Acres
APN #	03-11-32-203-006
Corner Property	No
Amenities	Cubicles & private offices Abundant parking
Additional Information	Turnkey professional office space with elevator. Cubicles complimented with furniture. Central Macomb County location.

**Parking & Transportation**

Street Parking	No
Parking Type	Surface

**Utilities & Amenities**

Number of Elevators	1
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**Available Spaces**

First Floor - 7,600	\$9.95 NNN
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**Location Information**

Street Address	18070 15 Mile Road
City, State, Zip	Fraser, MI 48026
County	Macomb
Cross-Streets	15 Mile Rd/Kelly
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-94

**Building Information**

Building Size	14,640 SF
Building Class	C
Occupancy %	50.0%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	7,320 SF
Year Built	1986
Year Last Renovated	2009
Gross Leasable Area	14,640 SF
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

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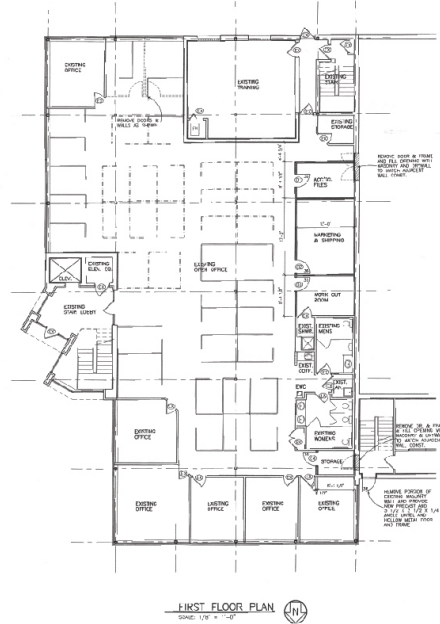
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LEASE SPACES



Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
First Floor	7,600 SF	NNN	\$9.95 SF/yr

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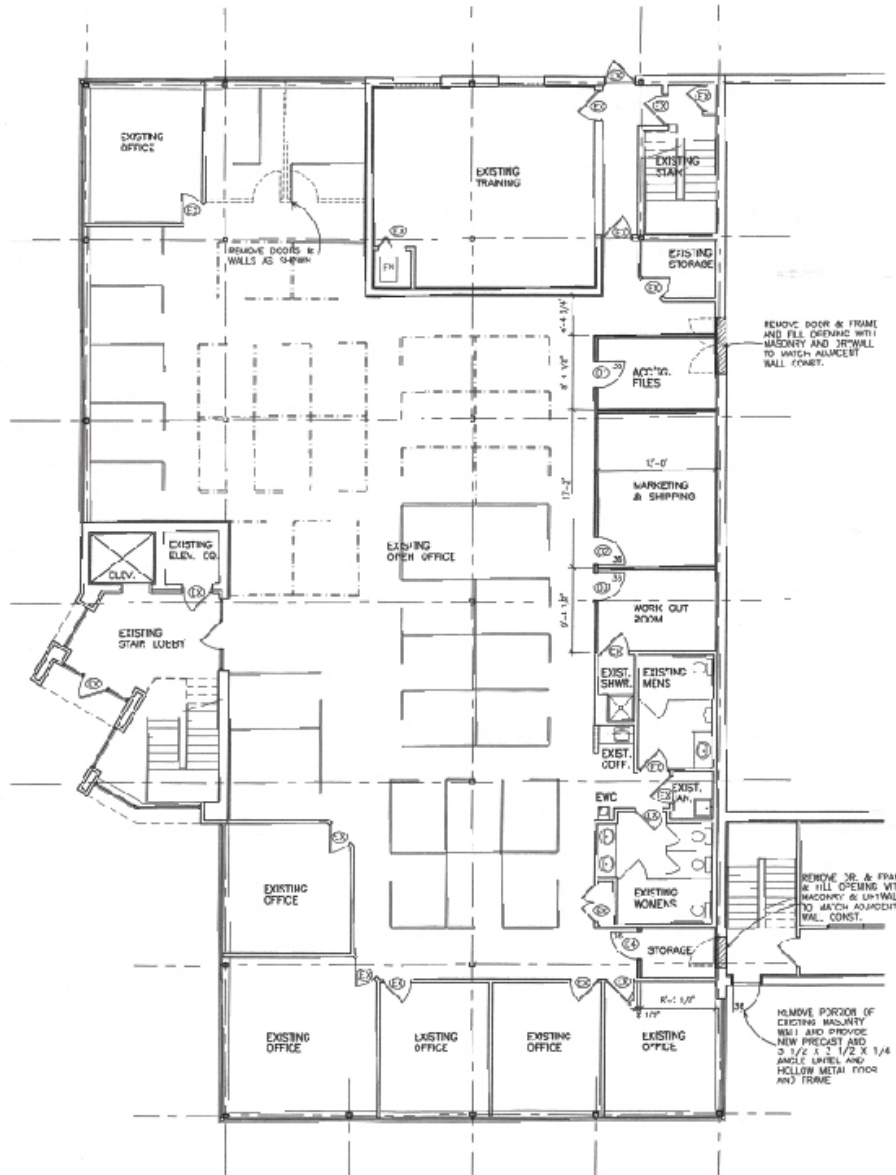
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## FIRST FLOOR PLAN



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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