

PROPERTY FOR LEASE

2470 Xcelsior Dr
Oxford, MI 48371



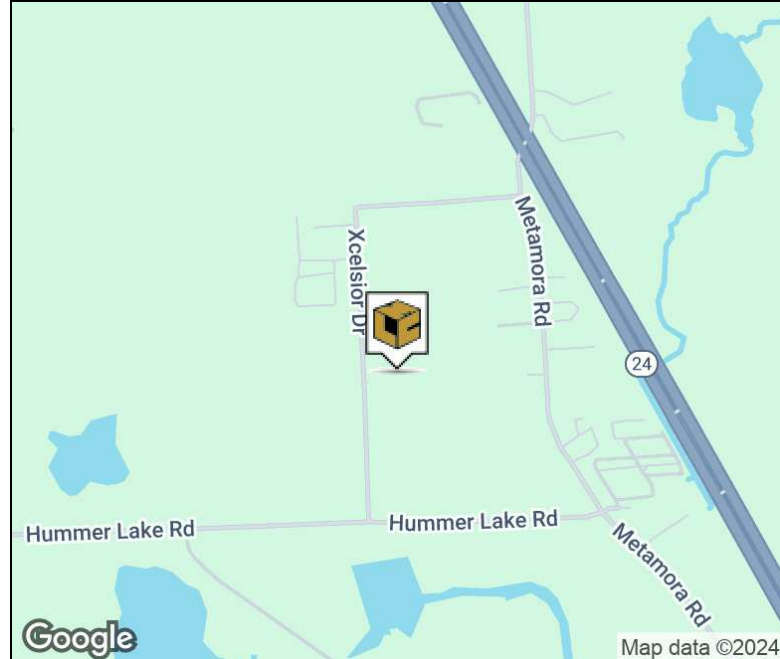
L. MASON CAPITANI
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- Up to 22,000 Sq. Ft. of Warehouse
- Up to 3,000 Sq. Ft. of Office
- Flexible Lease Terms
- Landlord Will Consider Short Term Leases
- Landlord Will Divide to Suit
- Exceptionally Clean Warehouse Space
- 32' Ceiling Clearance
- Exterior Truckwells



FOR MORE INFORMATION:

Jason Capitani, SIOR, CCIM
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Garry Rogers
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CONNECT WITH US

248.637.9700 | www.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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ADDITIONAL PHOTOS



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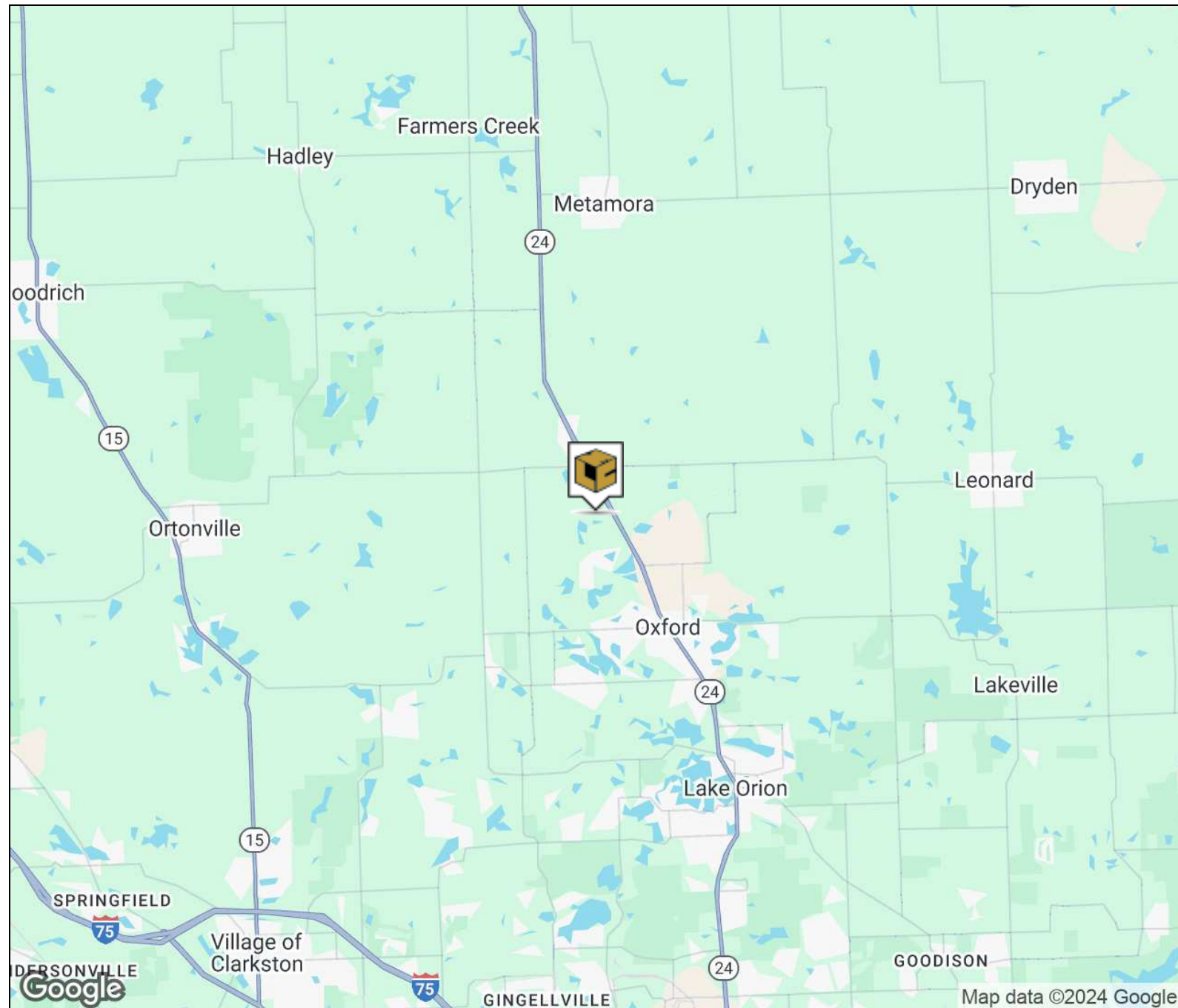
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LOCATION MAP



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INDUSTRIAL PROPERTY DETAILS

Lease Rate	Contact Broker
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Building Information

Building Size	61,936 SF
Available SF	25,000 SF
Factory SF	22,000 SF
Office Space	3,000 SF
Year Built	2004
Tenancy	Multiple
Number of Grade Level Doors	1
Overhead Door Size	12'x14'
Number of Cranes	0
Bay Size	40'
Ceiling Height	32 ft
Minimum Ceiling Height	32 ft
Mezzanine	Available
Power Description	240V/480V
Rail Access	N/A
Number of Parking Spaces	To Suit
Heating	Radiant Tube
A/C	Office Only
Restrooms	2
Lighting	LED

Location Information

Street Address	2470 Xcelsior Dr
City, State, Zip	Oxford, MI 48371
County	Oakland
Side of Street	East
Nearest Highway	I-75

Property Information

Property Type	Industrial
Zoning	Industrial
Property Subtype	Warehouse/Distribution
Lot Size	4.71 Acres
APN #	04-09-300-025
Lot Frontage	525 ft
Lot Depth	350 ft
Site Description	Located on the E side of Xcelsior Drive, W of Metamora Road.

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