



L. MASON CAPITANI

CORFAC INTERNATIONAL



**10 TON
CRANES**

FOR LEASE
22,825 SQUARE FEET
FRASER, MICHIGAN

FOR MORE INFORMATION:

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PROPERTY FEATURES:

- Excellent Crane Facility
- 3,000 Amps of 208 Volt Power
- (3) 10-Ton Cranes With One Bridge Having an Additional 5-Ton Crane
- 16' Crane Underhook Height
- Close to I-94 and I-696



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CORFAC INTERNATIONAL

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EXTERIOR SITE DATA



CLASSIFICATION: Industrial

LOCATION: 34480 Commerce Road

CITY: Fraser

TOTAL SF: 22,825 AVAILABLE SF: 22,825

INTERSECTION: 15 Mile Rd./ W. of Groesbeck Hwy. FACTORY: 17,825 OFFICE: 5,000

COUNTY: Macomb FREESTANDING: Yes AGE: 1970

ACREAGE: 1.19 FRONTAGE: 160.00 DEPTH: 322.00

PARKING: 40 EXPANDABLE: _____ STORAGE: _____

RAILSIDING: No X-WAY DISTANCE: 4 Miles to I-696 ZONING: Industrial

INTERIOR SITE DATA

CLEARANCE MIN: 20 MAX: 20 BAY SIZE: 40' LAVATORIES: 4

CRANES: 3 CRANE LIST: (3) 10-Ton UNDERHOOK: 16.00

POWER: 208/240 AMPS: 3000 BUSS: Yes LIGHTS: T-8 Fluorescent

TRUCKWELL: (int) _____ +:(ext) _____ GRADE DOOR: (2) 14' x 14'

HEATING: Gas Forced Air A/C: Office Only SPRINKLERED: Full

AIRLINES: Yes COMPRESSOR: _____ FLOOR DRAINS: Yes

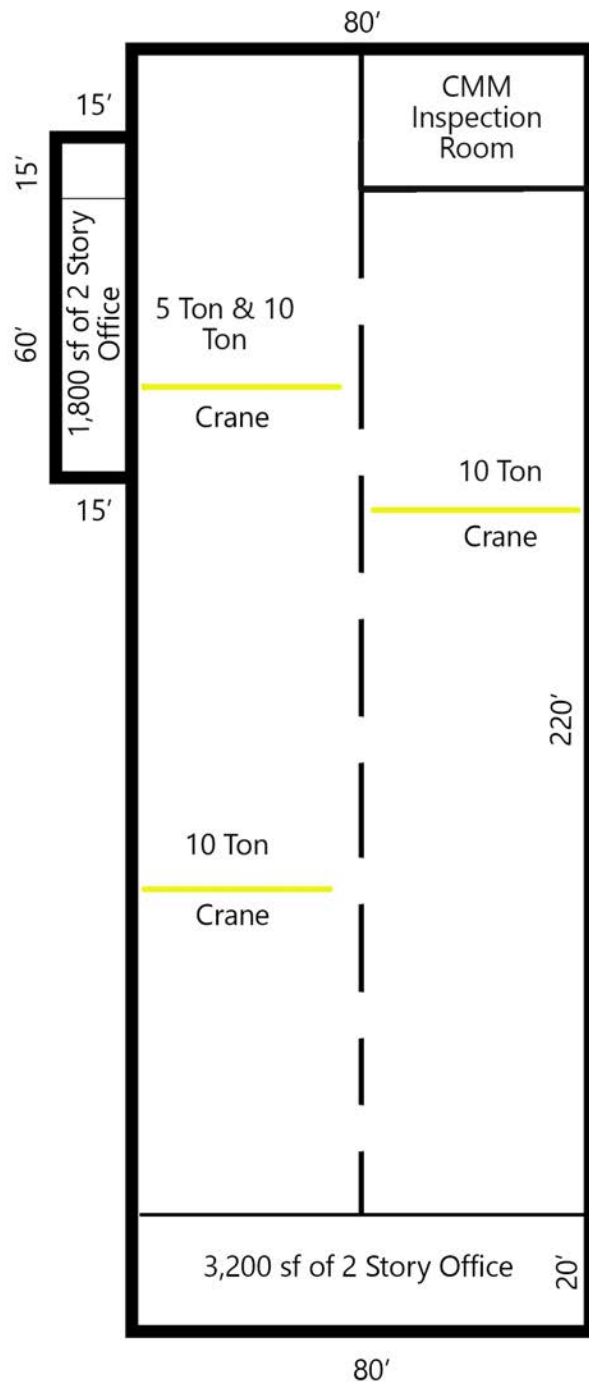
ECONOMIC DATA

SALE PRICE: _____ PRICE/SF: _____

LEASE: \$5.95 NNN LEASE/MONTH: \$11,317.39 TAXES: \$21,125.81

ADDITIONAL INFORMATION: Excellent Crane Facility! One bridge contains both a 10 Ton and 5 Ton Crane. 3,000 Amps of 208 Volt Power. (2) 14'x14' Grade Doors. 800 sf CMM Room.

AGENT: J. Capitani\J. DePonio



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Floor Plan

34480 Commerce
Fraser, MI

22,825 SQ FT

(Drawing Not to Scale)