

70723 Korte Road

Bruce Township, MI

- 33,653 Square Feet
- Office to Suit
- 1,000 Amps of 480 Volt Power
- Office can be Finished to Suit
- Tax Abatement Available to Qualified Users
- Located Directly off M-53

INDUSTRIAL BUILDING FOR LEASE



30,200 SF of Factory



3,453 SF of Office



Two Truckwells

FOR MORE INFORMATION:

Joe DePonio III, SIOR
Senior Vice President
248.637.3513
jdeponio@LMCap.com

248.637.9700 | LMCap.com



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

70723 Korte Road

Bruce Township, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



248.637.9700 | LMCap.com

70723 Korte Road

Bruce Township, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

Industrial Property Details:

Details:

Intersection:	Korte Road/33 Mile Rd
Tenancy:	Single
Year Built:	2024
Frontage:	320'
Depth:	283'
Parking:	34 Spaces
Total SF:	33,653 SF
Available SF:	33,653 SF
Min/Max SF:	33,653 SF
Office SF:	3,453 SF
Factory SF:	30,200 SF
X-Way Distance:	Directly off M-53
Zoning:	Industrial
Acres:	2.08
Frontage:	320'
Depth:	283'

Interior:

Ceiling Height:	24'
Bay Size:	55'
Restrooms:	4
Power:	480 Volt 1,000 Amps
Lighting:	LED
Grade Door:	(2) 12'x14'
Heating:	Cambridge
A/C:	Office Only

Economic

Lease/SF:	\$7.95
Lease/Month:	\$22,295.11
Lease Terms:	NNN
Occupancy:	Immediate
Taxes:	-
Status:	Existing

Bruce Township, MI



CELEBRATING 60 YEARS

The floor plan shows a large rectangular building footprint. The left side is labeled with grid lines B through G. The top side is labeled with grid lines A through G. The building is divided into two main sections: a large 'proposed shop area' on the left and a smaller 'proposed office area' on the right. The shop area includes a 'truckwell' at the top. The office area includes an 'off. floor slab' and a 'typ. shop floor slab' area. Various notes and specifications are provided for materials and construction. A note at the bottom right states: 'note: PROVIDE EXTERIOR KNOX BOX VERIFY LOCATION w/ FIRE'.

(F-1) Factory and Ind., Moderate

proposed shop area
30,200 sq. ft.

square footage
office: 3,453 sq. ft.
shop: 30,200 sq. ft.
total: 33,653 sq. ft.

interior space note:
TENANT OFFICE LAYOUT IS FOR PRELIMINARY DESIGN PURPOSES ONLY. FINAL TENANT CONFIGURATIONS SHALL BE DETERMINED BY THE LANDLORD AND FUTURE TENANTS. CONSTRUCTION DOCUMENTS OF THESE SPACES SHALL BE SUBMITTED TO BRUCE TOWNSHIP FOR PERMIT APPROVAL AS REQUIRED.

proposed office area
3,453 sq. ft.

off. floor slab
4" CONC. FLOOR SLAB w/ VAPOR BARRIER ON 4" MIN. COMPACTED SAND FILL. TOP OF SLAB ELEV. + 100'-0" UNO.

typ. shop floor slab
6" CONC. FLOOR SLAB w/ VAPOR BARRIER w/ 6" x 6" x 1/2" WUF ON 6" MIN. COMPACTED SAND FILL. TOP OF SLAB ELEV. + 100'-0"

NOTE:
NO HAZARDOUS MATERIALS WILL BE STORED IN THE BUILDING AT THIS TIME.

NOTE:
SPECIAL INSPECTIONS SHALL BE PROVIDED FOR MASONRY AND STEEL.

NOTE:
BUILDING WILL BE A NON-SEPARATED MIXED USE BUILDING.

note:
PROVIDE EXTERIOR KNOX BOX VERIFY LOCATION w/ FIRE

70723 Korte Road

Bruce Township, MI

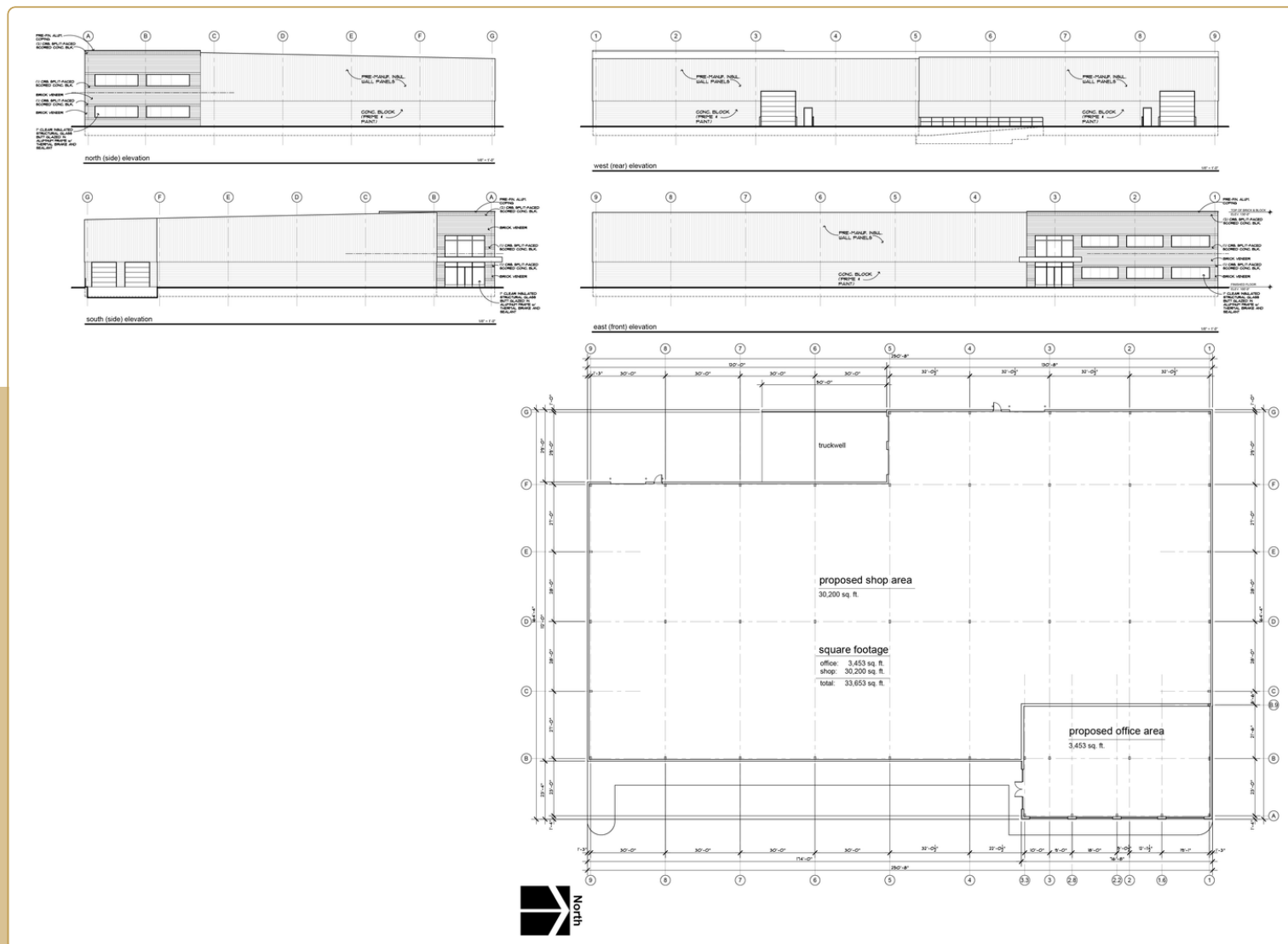


L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

Floor Plan:

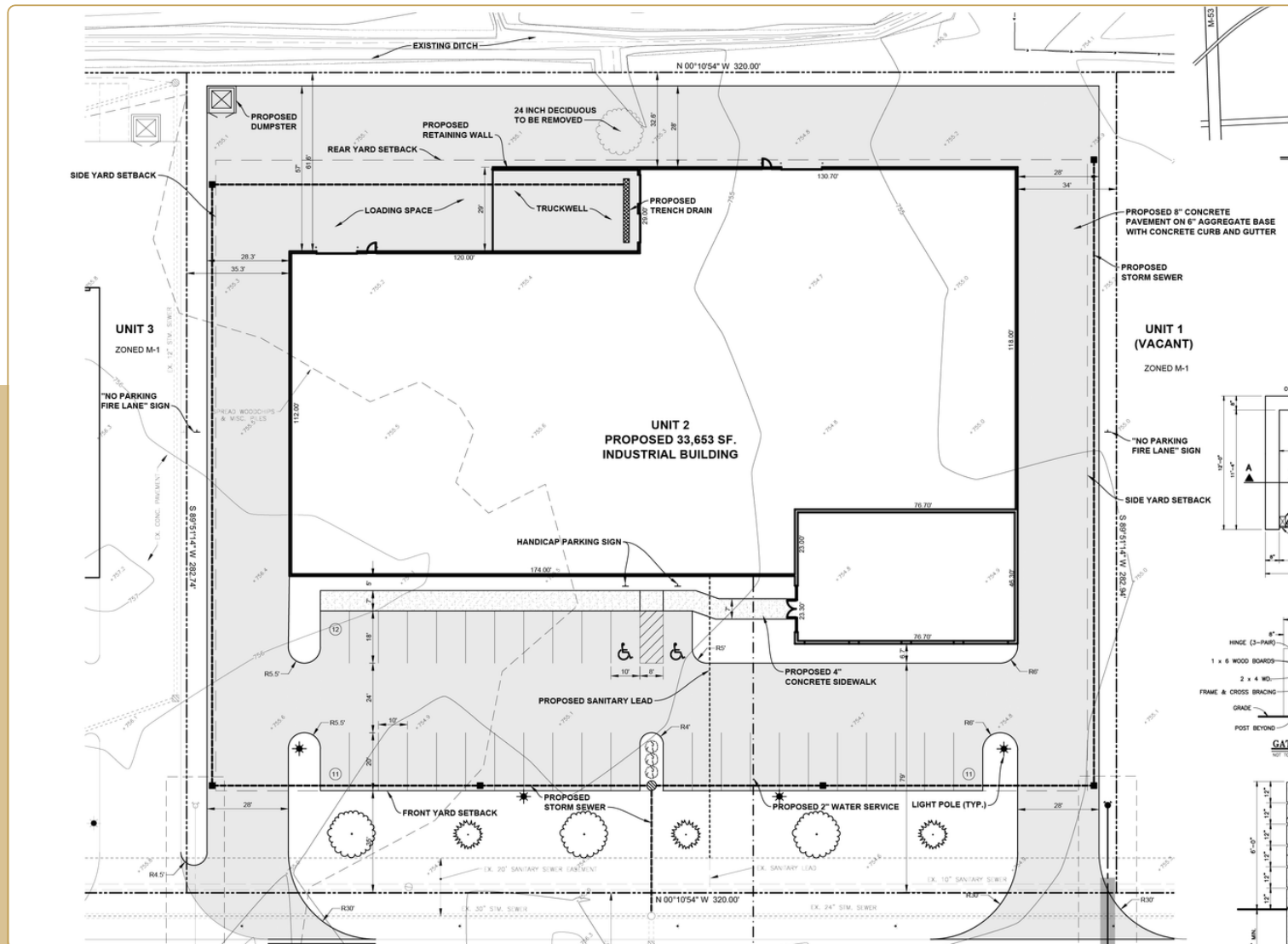


70723 Korte Road

Bruce Township, MI



Site Plan:



70723 Korte Road

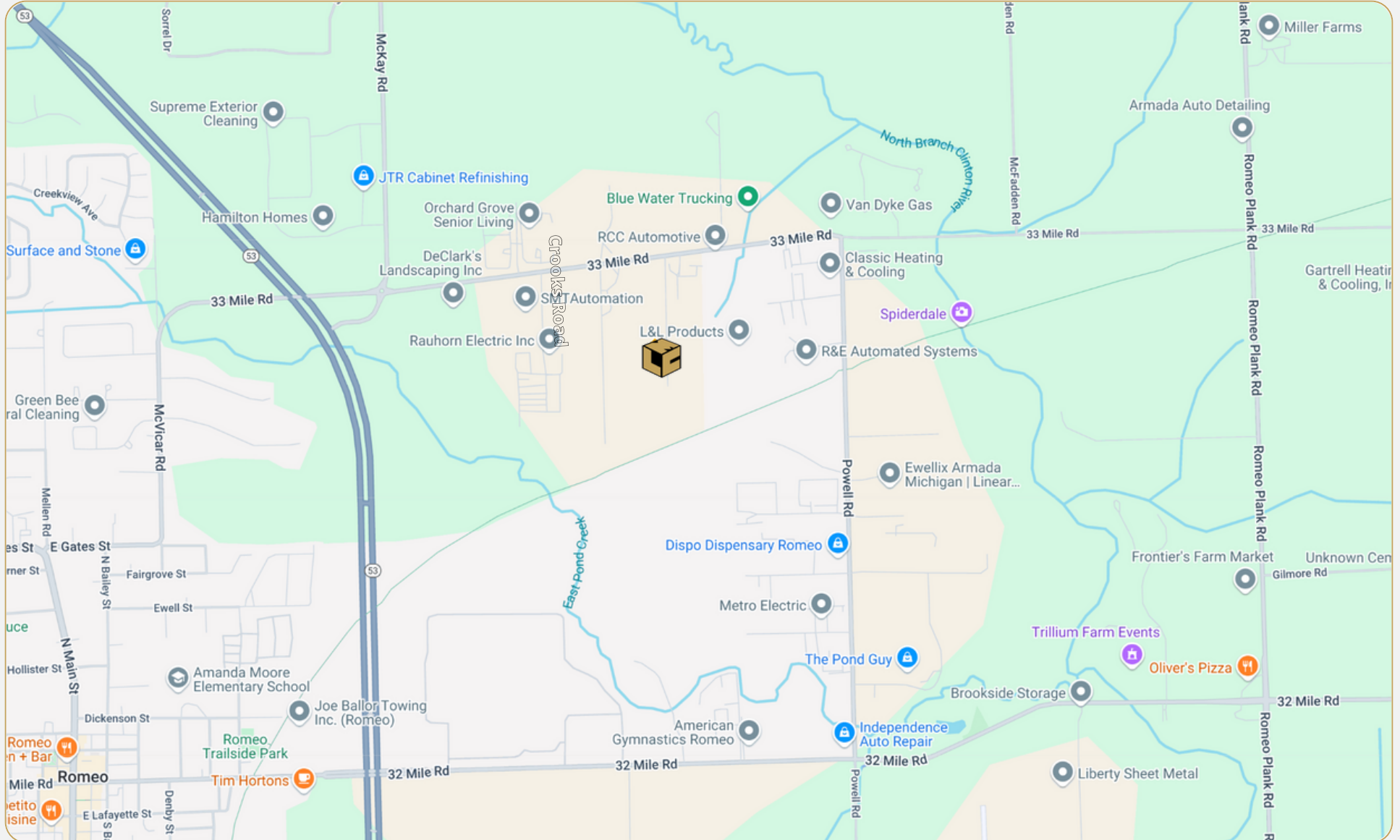
Bruce Township, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



248.637.9700 | LMCap.com