

PROPERTY FOR LEASE

70723 Korte Road
Bruce Township, MI 48065

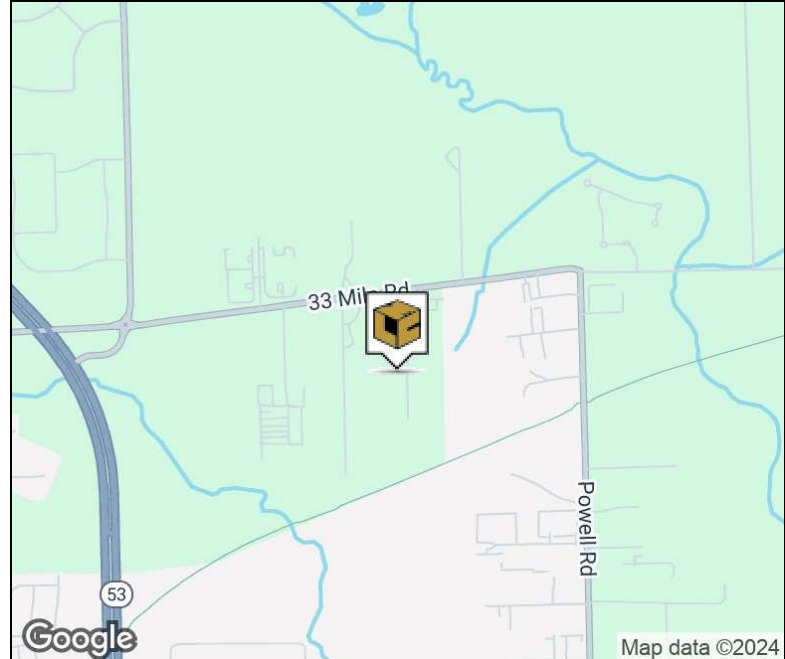


PROPERTY SUMMARY



Property Highlights

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



FOR MORE INFORMATION:

Joe DePonio III, SIOR
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248.637.3513
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CONNECT WITH US

248.637.9700 | www.LMCap.com

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PROPERTY FOR LEASE

70723 Korte Road
Bruce Township, MI 48065



L. MASON CAPITANI
CORFAC INTERNATIONAL

INDUSTRIAL PROPERTY DETAILS

Lease Rate	\$7.95 SF/yr NNN
Monthly Rate	\$22,295.11/Month

Location Information

Street Address	70723 Korte Road
City, State, Zip	Bruce Township, MI 48065
County	Macomb
Side of Street	West
Nearest Highway	M-53

Property Information

Property Type	Industrial
Zoning	Industrial
Property Subtype	Manufacturing
Lot Size	2.08 Acres
APN #	01-36-205-002
Lot Frontage	320 ft
Lot Depth	283 ft
Site Description	Newly constructed industrial building located off of M-53. Tax abatement available for qualified users.

Building Information

Building Size	33,653 SF
Available SF	33,653 SF
Office Space	3,453 SF
Year Built	2024
Tenancy	Single
Number of Grade Level Doors	2
Overhead Door Size	(2) 12'x14'
Fire Suppression	Yes
Bay Size	55'
Ceiling Height	24'
Minimum Ceiling Height	24'
Column Space	55'x30'
Truckwell	2
Power Description	1,000 Amps/480 Volt Power
Number of Parking Spaces	34
Heating	Cambridge
A/C	Office Only
Restrooms	4
Lighting	LED

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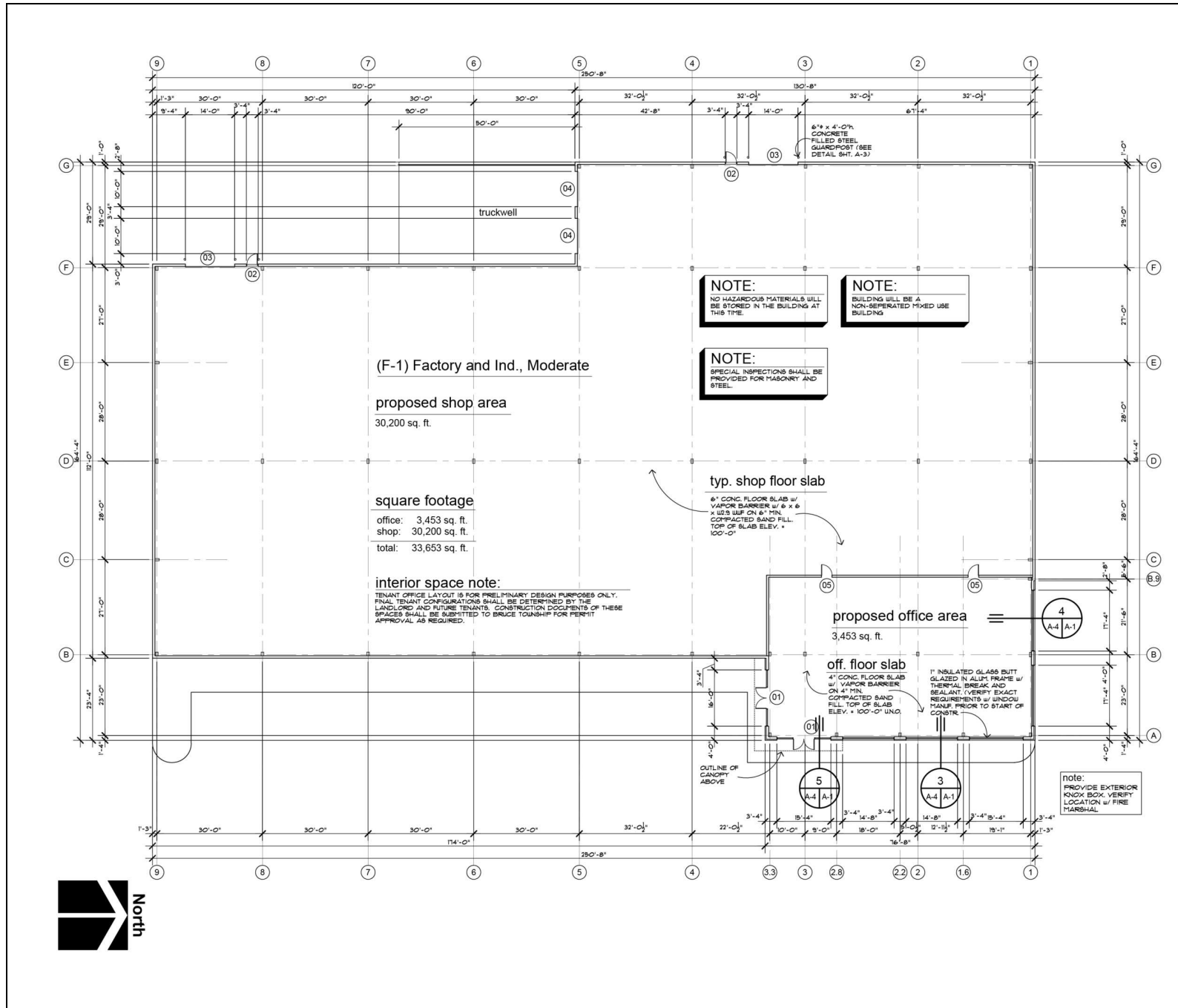
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L. MASON CAPITANI
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FLOOR PLAN



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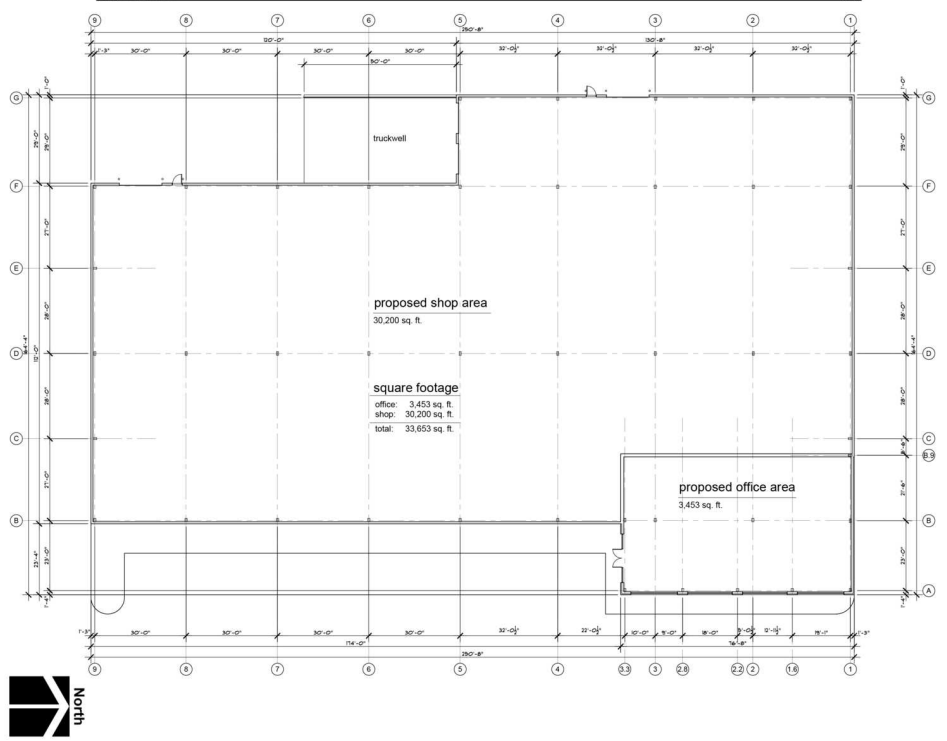
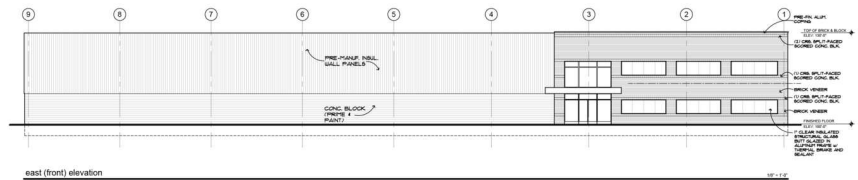
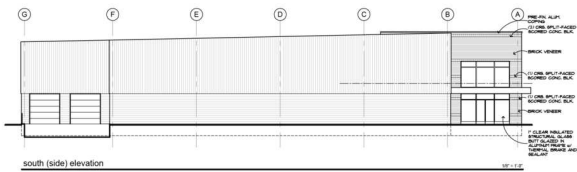
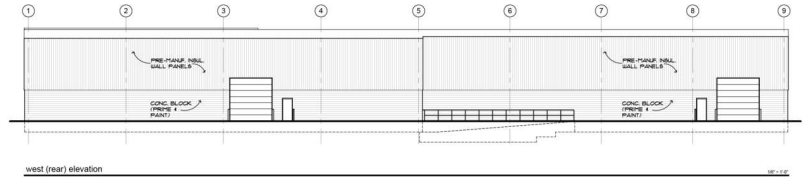
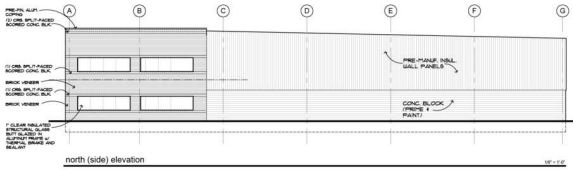
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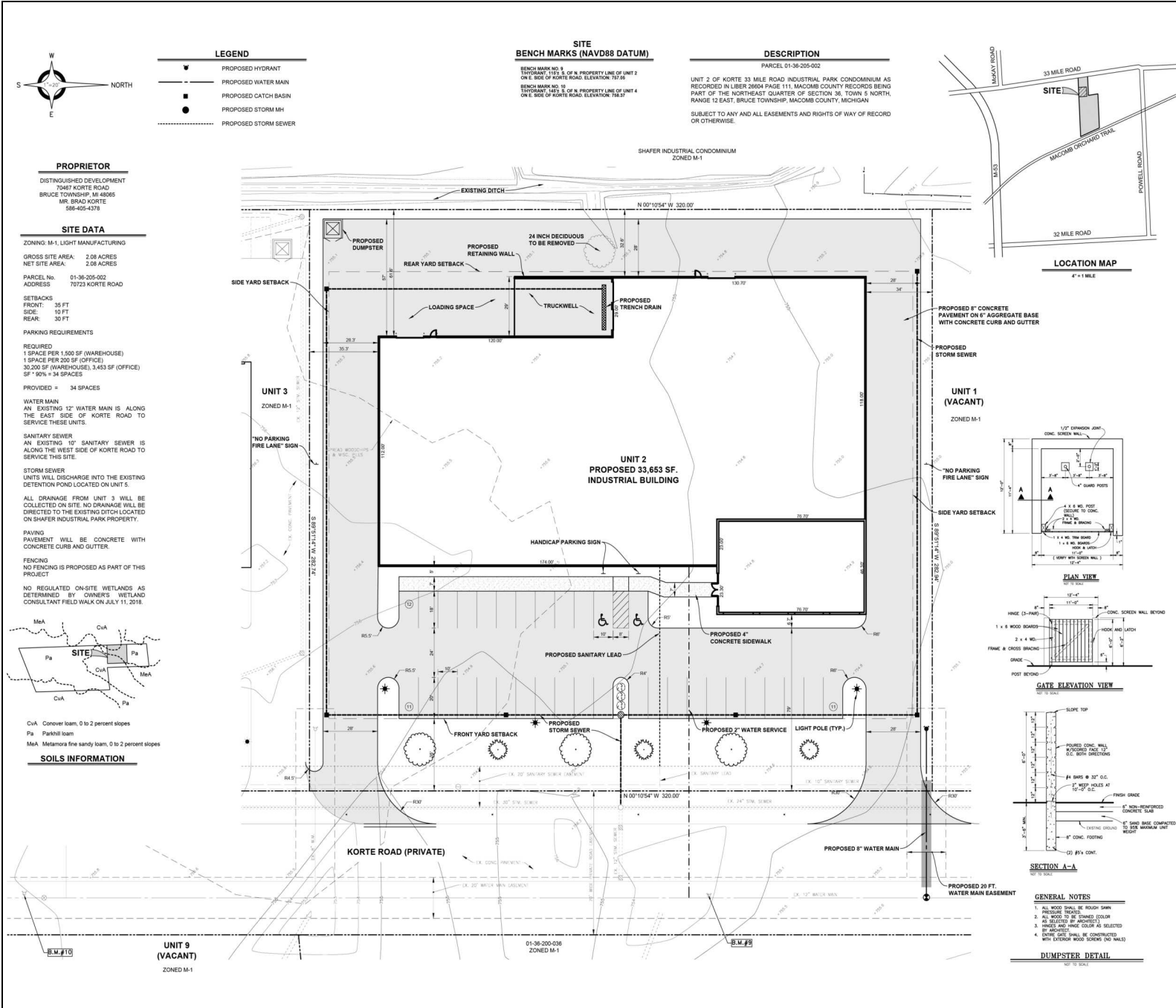
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L. MASON CAPITANI
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SITE PLAN



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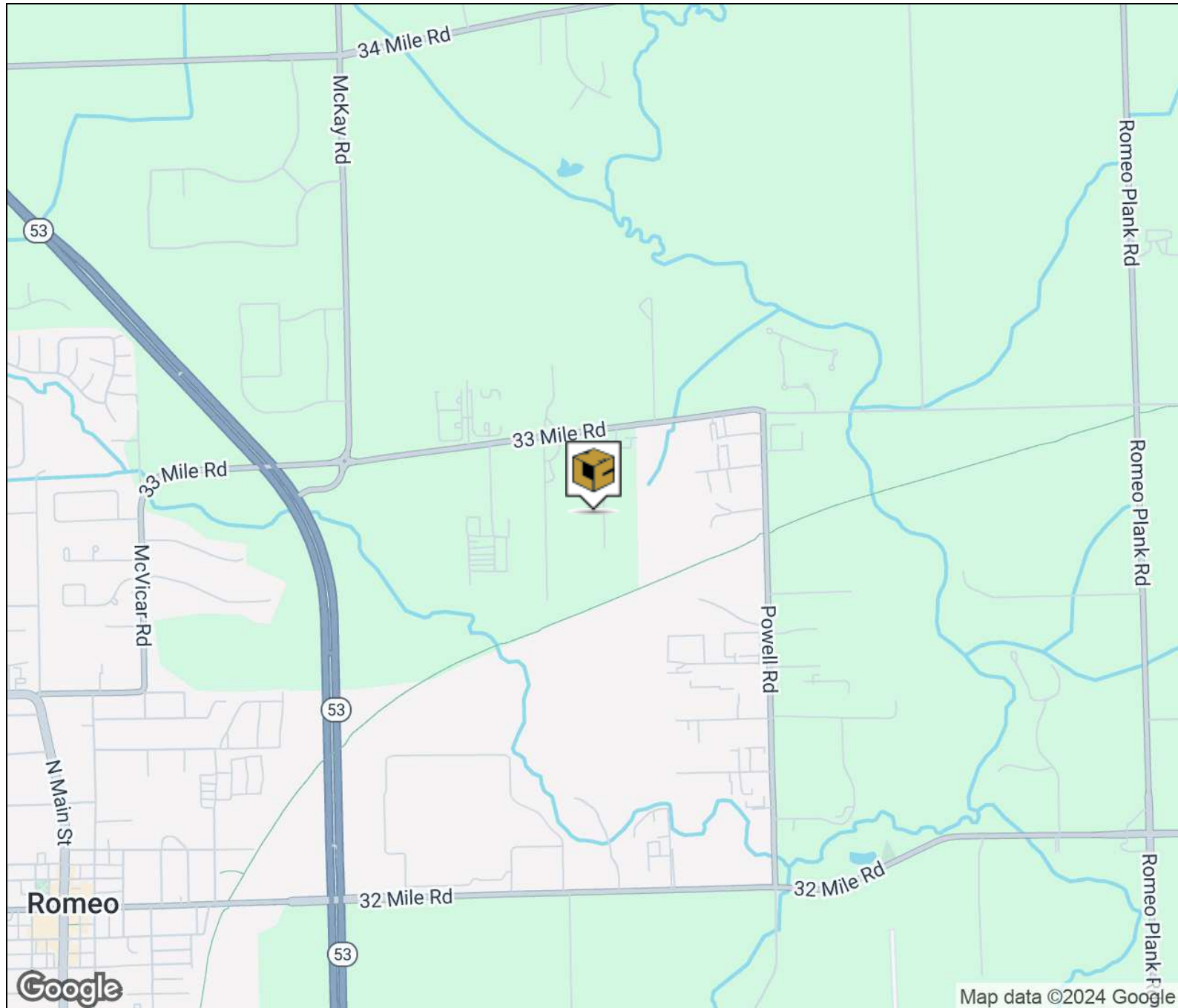
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L. MASON CAPITANI
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LOCATION MAP



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