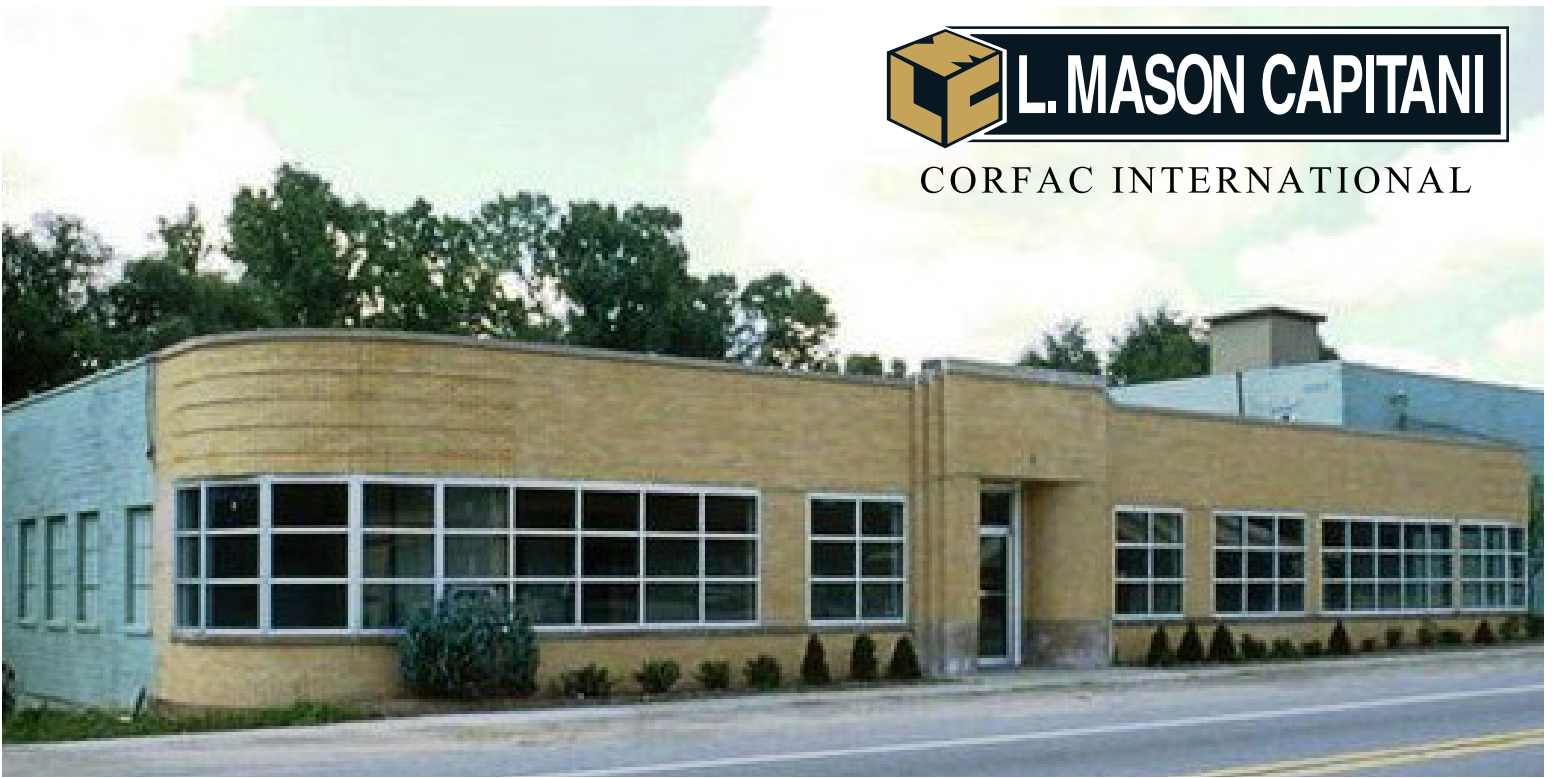




**L. MASON CAPITANI**

CORFAC INTERNATIONAL



**FOR SALE OR LEASE**

**25,000 SQUARE FEET  
AUBURN HILLS, MICHIGAN**

**FOR MORE INFORMATION:**

**Garry Rogers**

248.637.3527

grogers@Lmcap.com

**PROPERTY FEATURES:**

- Main Road Frontage
- Close Proximity to I-75 & M-59 Expressways
- Adjacent West 1.6 Acre Lot Included
- Many Possible Uses
- Redevelopment Opportunity
- Truckwell
- 5-Ton Crane



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## CORFAC INTERNATIONAL

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### EXTERIOR SITE DATA



CLASSIFICATION: Industrial Building

LOCATION: 3180 Auburn Road

CITY: Auburn Hills

TOTAL SF 25,000 AVAILABLE SF 25,000

INTERSECTION: Squirrel/Auburn FACTORY: 23,999 OFFICE: 1,500

COUNTY Oakland FREE STANDING: Yes AGE: 1935

ACREAGE: 1.60 FRONTAGE: 303.00 DEPTH: \_\_\_\_\_

PARKING: Ample EXPANDABLE: \_\_\_\_\_ STORAGE: \_\_\_\_\_

RAILSIDING: \_\_\_\_\_ X-WAY DISTANCE: Seconds to M59, I7 ZONING: M1

### INTERIOR SITE DATA

CLEARANCE MIN: \_\_\_\_\_ MAX: 18 BAY SIZE: \_\_\_\_\_ LAVATORIES: 3

CRANES: 1 CRANE LIST \_\_\_\_\_ 5-Ton UNDERHOOK: \_\_\_\_\_

POWER: \_\_\_\_\_ AMPS: \_\_\_\_\_ BUSS \_\_\_\_\_ LIGHTS: Fluorescent

TRUCKWELL: (int) \_\_\_\_\_ + (ext) 1 GRADE DOOR: (3) 12' x 14'

HEATING: Unit/Blower A/C: Office Only SPRINKLERED: \_\_\_\_\_

AIRLINES: \_\_\_\_\_ COMPRESSOR: \_\_\_\_\_ FLOOR DRAINS: \_\_\_\_\_

### ECONOMIC DATA

SALE PRICE: \$549,000.00 PRICE/SF.: \$21.96

LEASE: \$2.95 NNN LEASE/MONTH: \$6,268.50 TAXES: \$9,547.32

ADDITIONAL INFORMATION: Industrial building on Auburn Road. Adjacent lot to the West is included. Redevelopment opportunity.

AGENT: G. Rogers