

FOR SALE OR LEASE

SPEC BUILDING, LATSON ROAD

HOWELL (GENOA TOWNSHIP), MICHIGAN

VIEW WEBSITE

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



PROPERTY FEATURES

- Located in Innovation Interchange Technology and Industrial Park
- I-96 and Latson Road
- New Construction
- 16,140 to 32,280 Square Feet
- 10% Office
- 30' Clear Ceiling Height
- Four Truckwells
- Two Grade Level Doors
- 46 Car Parking
- Room for Expansion

FOR DETAILS CONTACT

Jon Savoy, CCIM, SIOR
jon.savoy@lee-associates.com
(248) 567-8000



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE OR LEASE

VIEW WEBSITE

SPEC BUILDING, LATSON ROAD

HOWELL (GENOA TOWNSHIP), MICHIGAN

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



FOR DETAILS CONTACT

Jon Savoy, CCIM, SIOR

jon.savoy@lee-associates.com

(248) 567-8000

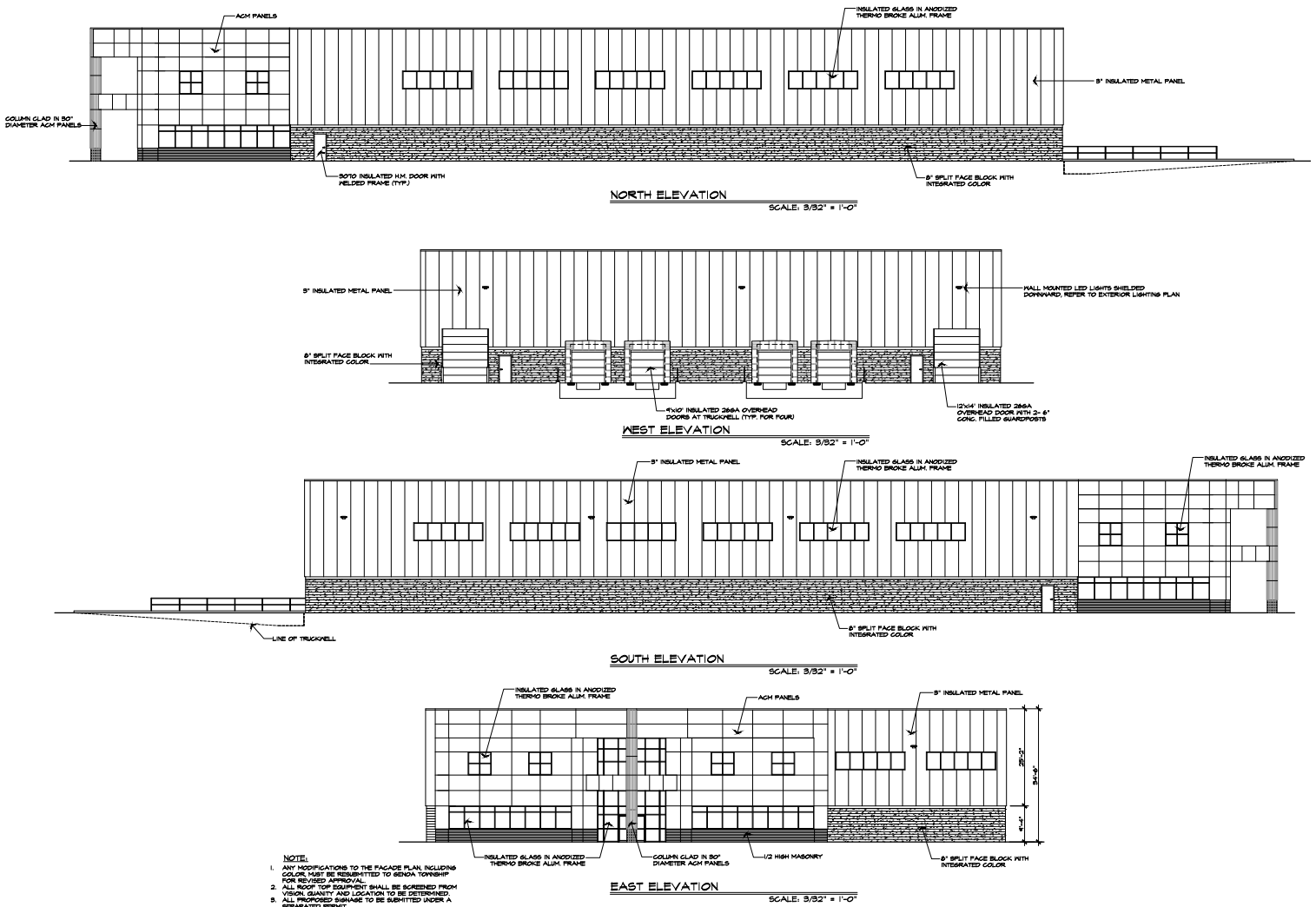
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE OR LEASE

SPEC BUILDING, LATSON ROAD

HOWELL (GENOA TOWNSHIP), MICHIGAN

VIEW WEBSITE



FOR DETAILS CONTACT

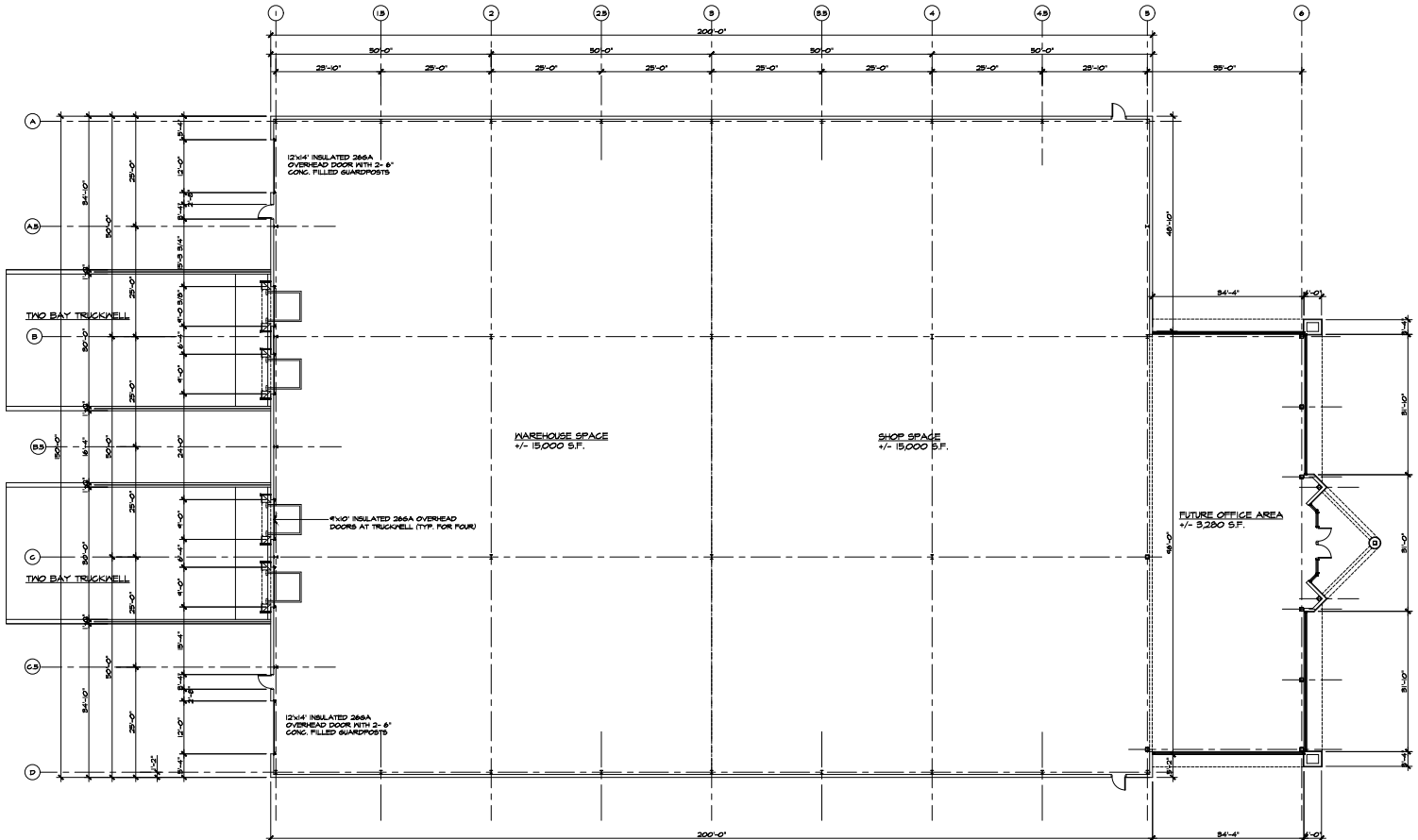
Jon Savoy, CCIM, SIOR
jon.savoy@lee-associates.com
(248) 567-8000

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE OR LEASE

SPEC BUILDING, LATSON ROAD
HOWELL (GENOA TOWNSHIP), MICHIGAN

VIEW WEBSITE



FLOOR PLAN

SCALE: 3/32" = 1'-0"

FOR DETAILS CONTACT

Jon Savoy, CCIM, SIOR
jon.savoy@lee-associates.com
(248) 567-8000

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

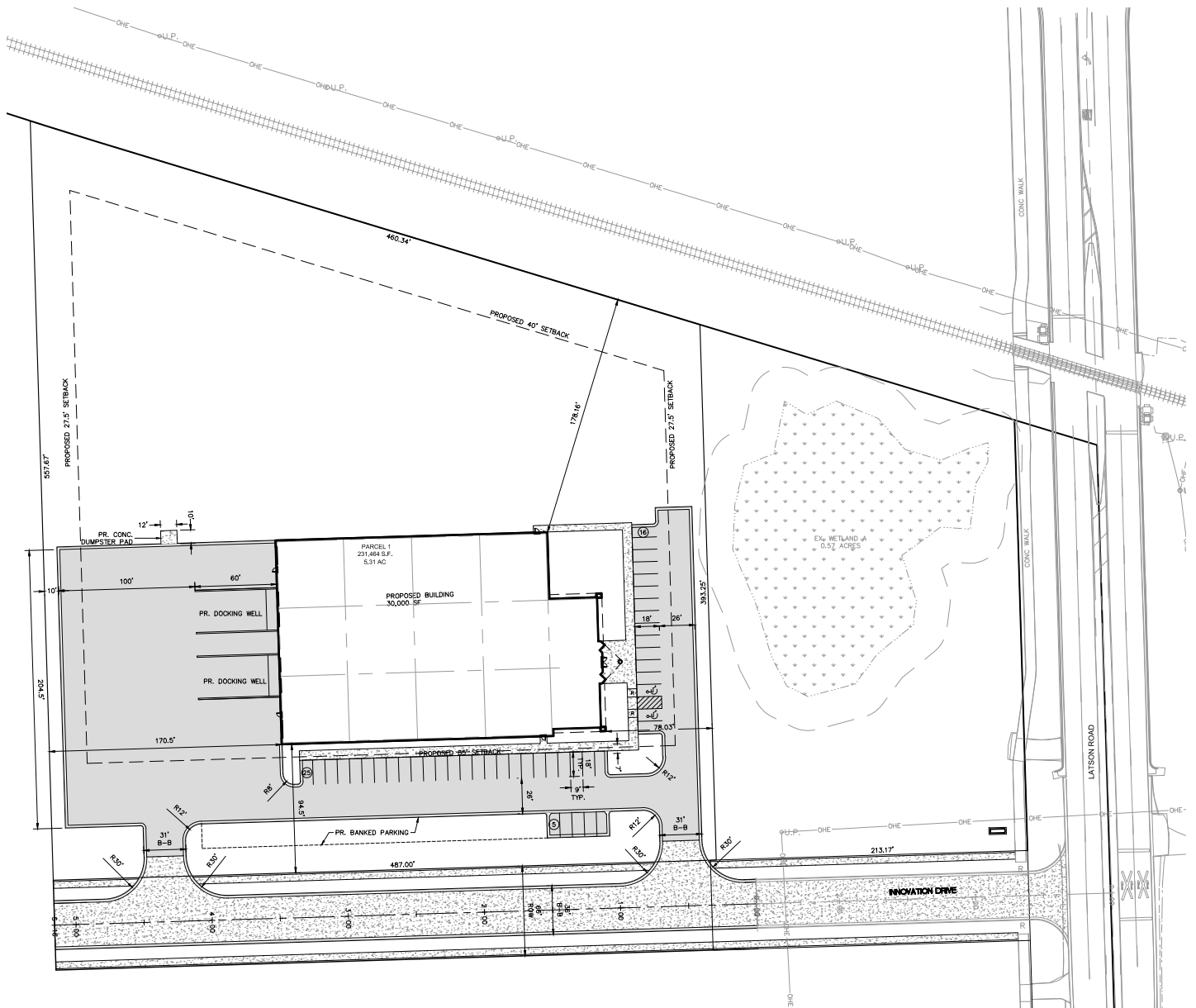
FOR SALE OR LEASE

SPEC BUILDING, LATSON ROAD

HOWELL (GENOA TOWNSHIP), MICHIGAN

VIEW WEBSITE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



FOR DETAILS CONTACT

Jon Savoy, CCIM, SIOR
jon.savoy@lee-associates.com
(248) 567-8000

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Latson Road Spec Building

I-96 & Latson Road, Genoa Township (Howell Mailing), MI 48843



Property Type:	Industrial
Available SF:	16,140 - 32,280
Land Size (Acres):	_____
Market:	SE Michigan
Submarket:	Livingston
County:	Livingston
Business Park:	Innovation Interchange Technology and Industrial Park

Availability Details

Available SF:	16,140 - 32,280	Transaction Type:	Sale / Lease
Industrial SF:	To Be Determined	Asking Sale Price:	To Be Determined
Office SF:	Ten Percent	Asking Lease Rate:	To Be Determined
		Asking Lease Type:	NNN

Comments

New Construction!! 32,280 SF Spec Building. 16,140 - 32,280 SF Available Spaces. Room for Expansion.
2024 Real Estate Taxes have not yet been determined. This is new construction and does not have a predetermined sale price or lease rate. We will need to review any users needs/specifications to provide a sale price or lease rate.

Building & Construction Details

Construction Status:	New Construction	Year Built:	2025	Roof Type:	
Building Class:		Year Refurbished:		Roof Age:	New Construction
Spec/BTS:	SPEC	Floors:	Single	Floor Type:	
Primary Use:	Light Industrial	Multi-Tenant:	Yes	Floor Thickness:	6"
Secondary Use:	Warehouse	Construction Type:		Sprinkler:	Yes
Flex:	No	Heating Type:	Gas Space	Lighting Type:	LED
# of Buildings:	1	A/C Type:			
Building Dimensions:	See Attached Plan				

Clearance, Dock & Door

Ceiling Height: 30'0"	# GL/DID: 2	# Int. Docks:
Bay/Column Size(WxD): 50'0"	GL/DID Dim.(HxW):	# Int. Levelers:
Column Spacing: 50'0"	# DH/Truck-Level Doors: 4	# Ext. Docks: 4
	# Rail Doors:	# Ext. Levelers: 4
	Total Doors: 6	Cross-docked: No
Loading & Door Comments:		

Rail

Rail Status: Unavailable	# Ex Spots:	Rail Line:
	# Int Spots:	
Rail Comments:		

Crane Features

# Cranes:	Capacity Tons (Min):	Hook Ht. (Ft.): 24'0"
	Capacity Tons (Max):	Clearance (Ft.):
Crane Comments: It would be possible to add overhead cranes if required.		

Parking

# Spaces: 46	# Covered Spaces:	# Uncovered Spaces:
Parking Ratio:	Monthly Rate:	Monthly Rate (\$):
Parking Comments:		

Site

Land Size (Acres):	Lot Dimensions (LxW):	Zoning: Light Industrial
Land SF:	Floodplain:	Site Condition/Quality: Flat
Land Usable Acres:	Density:	Topography: Flat
Land Usable SF:	Permitted FAR:	Site Shape:
Max Contiguous SF:	Development Capacity:	Access:
Max Contiguous Acres:	Yard Type:	Visibility:
Permitted SF:	Yard SF:	Frontage:
Buildable SF:		
Additional Site/Parcel Information Comments:		
Frontage Traffic Count Comments:		

Utilities

Gas: Natural	Power: To Be Determined	Phone: Available
Water: City	Amps: To Be Determined	Cable:
Sewer: City	Volts: To Be Determined	Broadband:
	Phase: To Be Determined	Broadband Supplier:
	Power Supplier: To Be Determined	
Utilities Comments:		

Contacts for this Availability

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Jon Savoy	248.567.8000	jon.savoy@lee-associates.com