



CORFAC INTERNATIONAL

2301 West Big Beaver
Suite 950
Troy, MI 48084-3329

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Facsimile (248) 637-9897
www.Lmcap.com

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