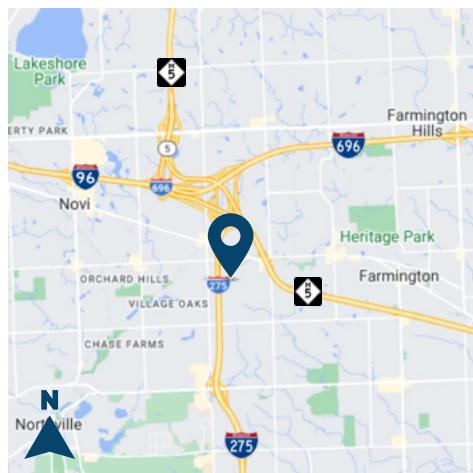


FOR LEASE

23800 RESEARCH DR, FARMINGTON HILLS



4,000-52,000 SF INDUSTRIAL SPACE FOR LEASE



PROPERTY DETAILS

- Beautiful and recently renovated primary office area
- Extremely clean and well-lit warehouse
- High warehouse clearance (18'-20')
- Heavy power (1,500a/480v, 3p)
- Ideal for warehousing and distribution, manufacturing and assembly, etc.
- (2) dock doors, (2) grade level doors and ability to add more
- Ideally located just minutes from I-96, I-696, I-275, & M-5

For information, please contact:



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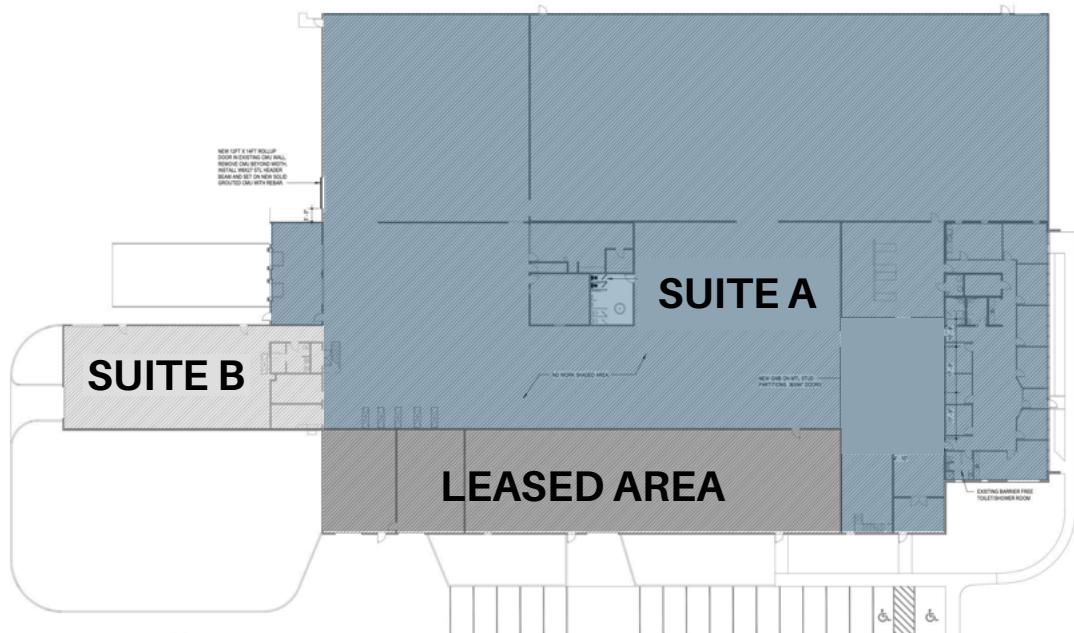
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AVAILABILITY BREAKDOWN



SUITE A & B

Total SF:	52,000	Heat:	Forced Air & Radiant	Notes:
Office SF:	4,000	Clearance:	18'-20'	Great space with a recently renovated office area and
Parking Spaces:	Abundant	Grade/Dock Doors:	2 / 2	warehouse are with high
Cranes:	N/A	Fire Suppression:	Yes	clearance and heavy power.
		Power:	1,500a/480v, 3p	

SUITE A

Available SF:	48,000	Heat:	Forced Air & Radiant	Notes:
Office SF:	4,000	Clearance:	18'	Great space with a recently renovated office area and
Parking Spaces:	Abundant	Grade/Dock Doors:	1 / 2	warehouse are with high
Cranes:	N/A	Fire Suppression:	Yes	clearance and heavy power.

SUITE B

Total SF:	4,000	Heat:	Radiant	Notes: Small warehouse suite with private entrance and overhead door in the back of the building. Very high clearance and well lit.
Office SF:	0-150	Clearance:	20'	
Parking Spaces:	Abundant	Grade/Dock Doors:	1/0	
Cranes:	N/A	Fire Suppression:	Yes	

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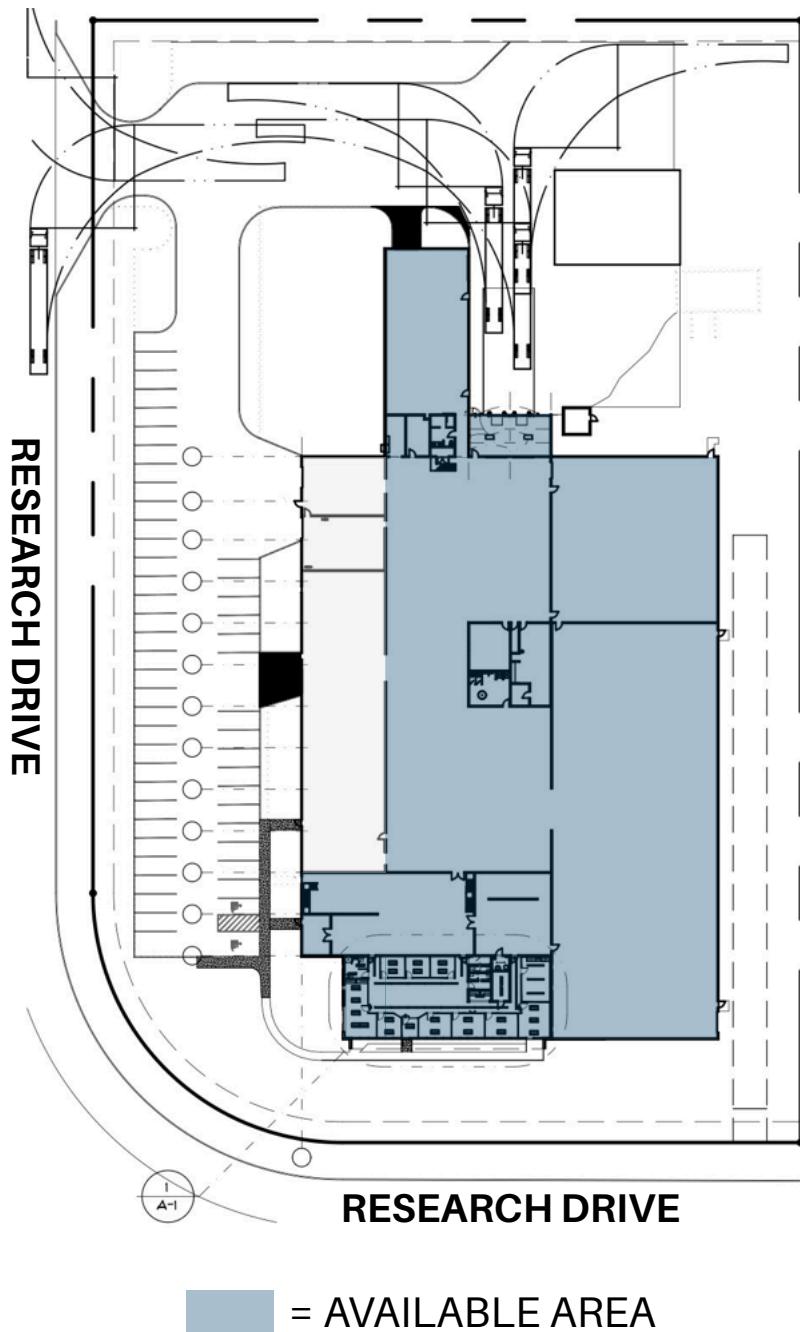
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SITE PLAN SKETCH

(NOT TO SCALE)



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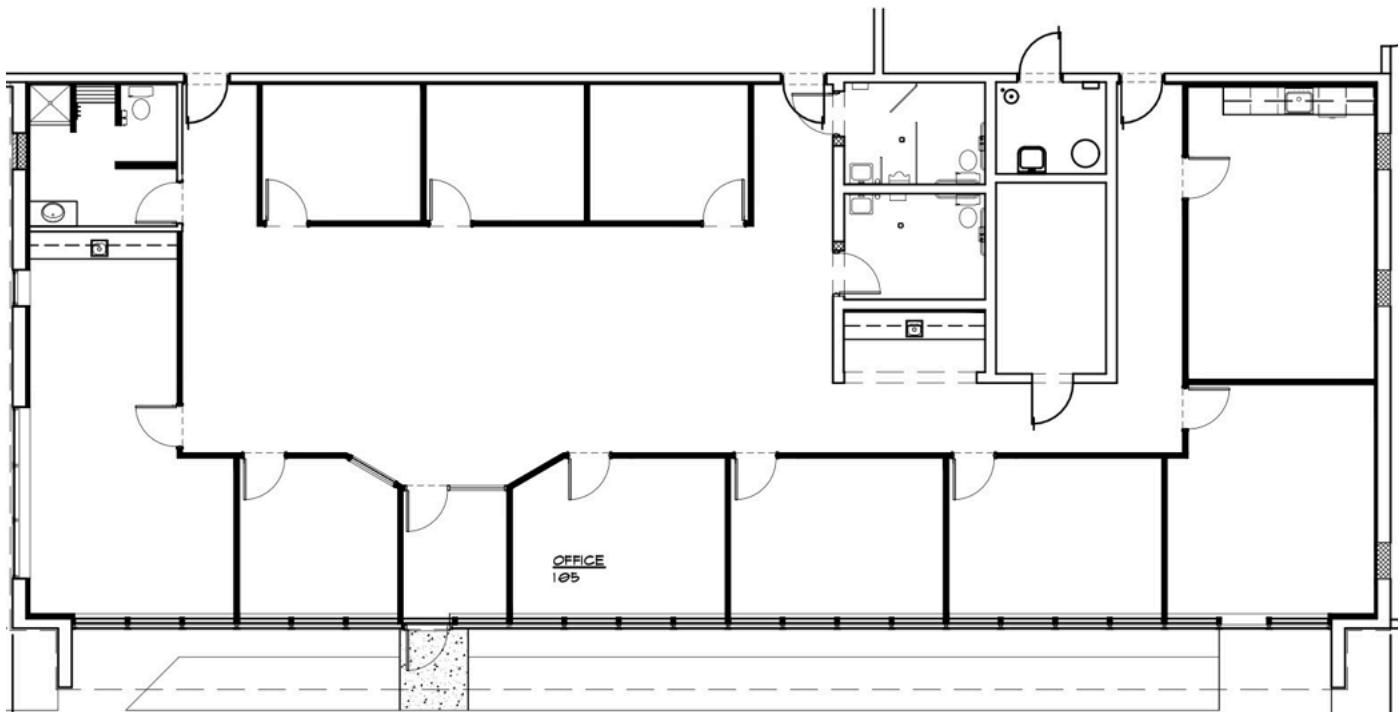
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FRONT OFFICE FLOOR PLAN SKETCH

(NOT TO SCALE)



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FOR LEASE

23800 RESEARCH DR, FARMINGTON HILLS



PROPERTY DESCRIPTION

Total SF:	60,000	Parcel ID:	Available
Available SF:	4,000-52,000	Parking Spaces:	Abundant
Office SF:	150-4,000	Rail Served:	No
Property Type:	Industrial	Cranes:	N/A
Tenancy:	Multi-tenant	Heat:	Forced Air & Radiant
Year Built:	1968	Clearance:	18' - 20'
Zoning:	M-1 (Lt Ind.)	Grade/Dock Doors:	4 / 2
Site/Parcel Area:	4.16 AC	Fire Suppression:	Yes
		Power:	1,500a/480v, 3p

SUMMARY

Rare industrial building with beautiful office and easy access to I-96, I-696, I-275 & M-5. This building offers an abundance of power (1,500a/480v, 3p), high clearance of approximately 18'-20', and abundant parking. A great building for manufacturing, warehousing, and all other use(s) which require heavy power, and/or high clearance.

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PRICING INFORMATION

Lease Rate: \$9.75 / SF

Lease Type: Gross + U

Sale Price: NFS

Price per SF: N/A

ROAD MAP

