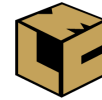


PROPERTY FOR SALE

11084 E 9 Mile Rd

Warren, MI 48089



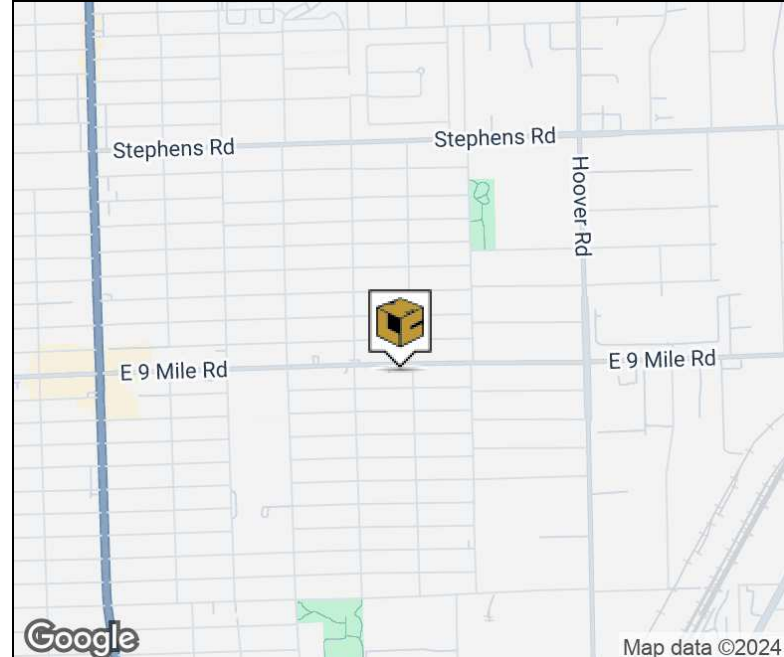
L. MASON CAPITANI
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- 11,357 Sq. Ft. For Sale
- Several Cranes | Up to 15-Ton
- 240V and 480V Power
- Great Manufacturing Facility
- Close Proximity to I-696



FOR MORE INFORMATION:

Jason Capitani, SIOR, CCIM

Managing Partner

248.637.7684

jcapitani@LMCap.com



CONNECT WITH US

248.637.9700 | www.LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

PROPERTY FOR SALE

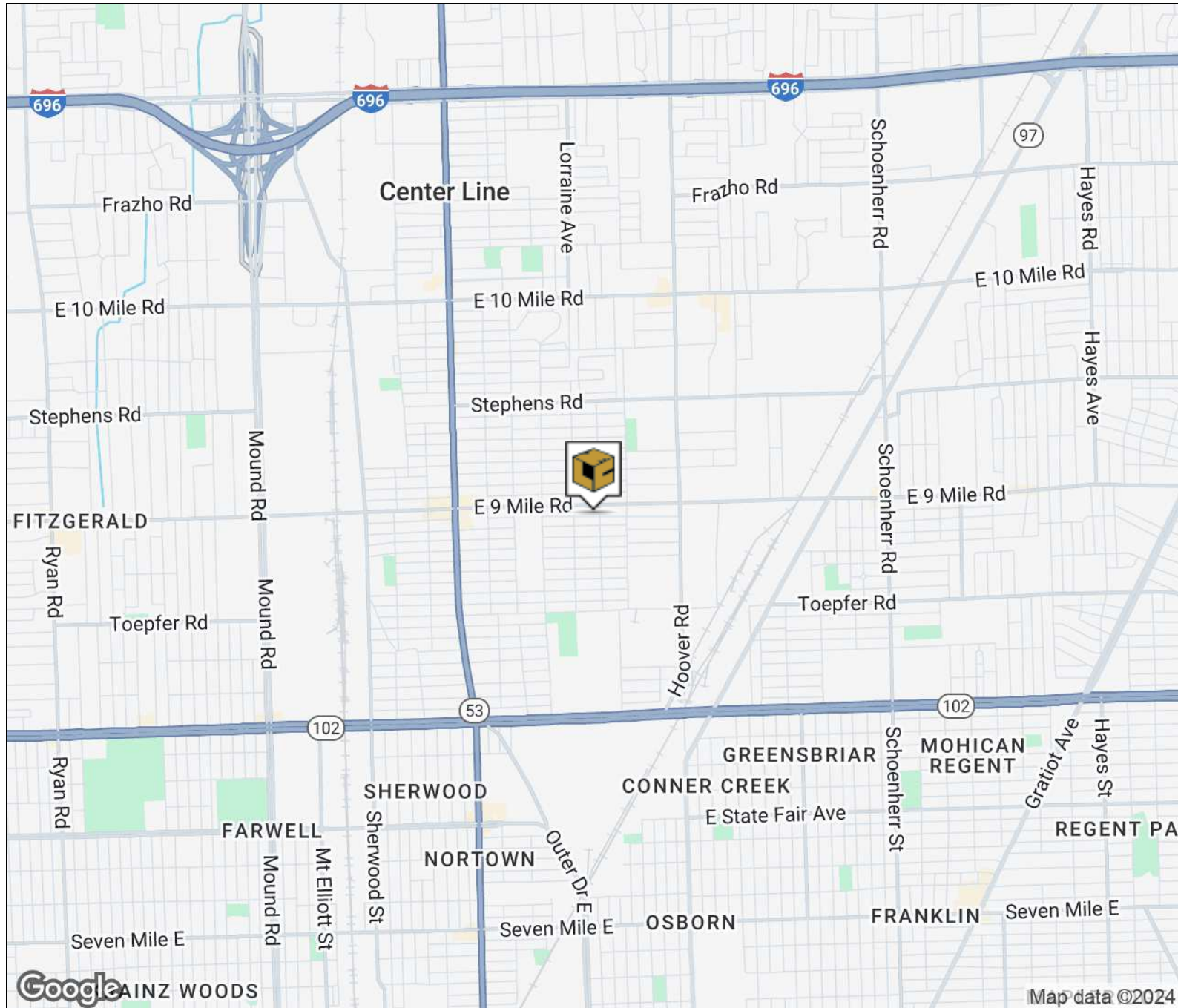
11084 E 9 Mile Rd

Warren, MI 48089



L. MASON CAPITANI
CORFAC INTERNATIONAL

LOCATION MAP



FOR MORE INFORMATION:

Jason Capitani, SIOR, CCIM

Managing Partner

248.637.7684

jcapitani@LMCap.com



CONNECT WITH US

248.637.9700 | www.LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

PROPERTY FOR SALE

11084 E 9 Mile Rd

Warren, MI 48089



L. MASON CAPITANI
CORFAC INTERNATIONAL

INDUSTRIAL PROPERTY DETAILS

Sale Price	\$850,000
Price/SF	\$74.84
Taxes	\$11,875.81

Building Information

Building Size	11,357 SF
Available SF	11,357 SF
Factory SF	11,357 SF
Year Built	1956, 64, 86
Tenancy	Single
Number of Grade Level Doors	2
Grade Level Door Description	(1) 8'x10', (1) 12'x14'
Number of Cranes	9
Crane Description	(7) 1-Ton, 5-Ton, 15-Ton
Underhook	18'
Ceiling Height	25 ft
Minimum Ceiling Height	12 ft
Column Space	-
Mezzanine	Yes
Power Description	480 V 2,400 Amps
Rail Access	N/A
Number of Parking Spaces	14
Heating	GFA/Radiant
A/C	-
Restrooms	2
Lighting	LED

Location Information

Street Address	11084 E 9 Mile Rd
City, State, Zip	Warren, MI 48089
County	Macomb
Side of Street	South
Nearest Highway	I-696, M-53

Property Information

Property Type	Industrial
Zoning	M-1
Property Subtype	Manufacturing
Lot Size	0.53 Acres
APN #	12-13-34-201-028
Lot Frontage	207 ft
Lot Depth	120 ft
Site Description	Located on the S side of Nine Mile, E of Van Dyke, W of Hoover.

Amenities

- Mezzanine Storage

FOR MORE INFORMATION:

Jason Capitani, SIOR, CCIM

Managing Partner

248.637.7684

jcapitani@LMCap.com



CONNECT WITH US

248.637.9700 | www.LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.