

FOR SALE

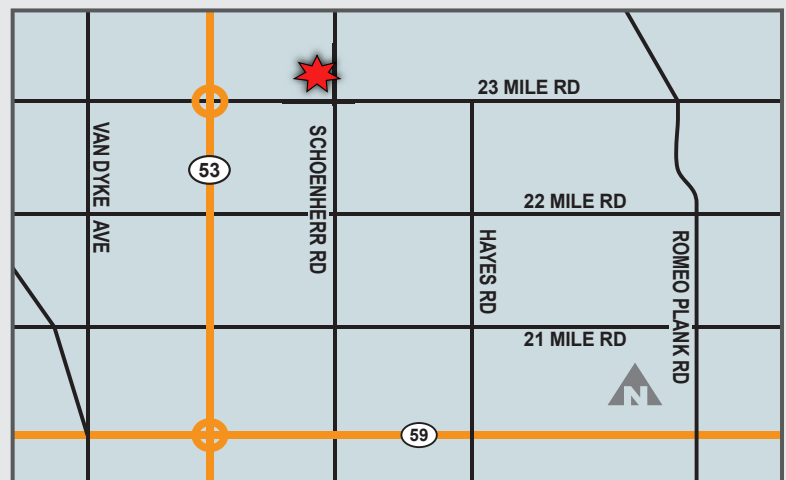
51455 SCHOENHERR RD.
SHELBY TWP., MICHIGAN



PRICE REDUCED

PROPERTY FEATURES

- 38,388 SF with 8,448 SF of 2-Story Office
- 4 Exterior Truckwells
- (1) One 12'x14' Overhead Doors
- Fire Suppressed
- Buss Duct & Air Lines
- 3000 Amp/240V Power
- 23' Clear Height
- Room for Expansion/Outside Storage
- 100% Air Conditioned



FOR DETAILS CONTACT

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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

51455 SCHOENHERR RD.
SHELBY TWP., MICHIGAN



| | |
|--------------------|-------------------------------|
| PROPERTY TYPE: | Light Manufacturing/Warehouse |
| TOTAL SF: | 38,388 |
| OFFICE SF: | 8,448 |
| LAND (AC): | 4 |
| ZONING: | Light Manufacturing/Warehouse |
| PARCEL ID: | 23-07-14-400-027 |
| YEAR BUILT: | 1993 |
| CEILING HEIGHT: | 23' |
| LOADING DOCKS: | 3- Exterior Truckwells |
| GRADE LEVEL DOORS: | 2- 12'x14' |
| ROAD FRONTAGE: | 330' on Schoenherr Rd |
| CRANES: | Jib Cranes |
| POWER: | 3,000 Amp. 240 Volt |

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PROPERTY PRICING

| | |
|--------------------|-------------|
| TRANSACTION TYPE: | Sale |
| ASKING SALE PRICE: | \$4,595,000 |

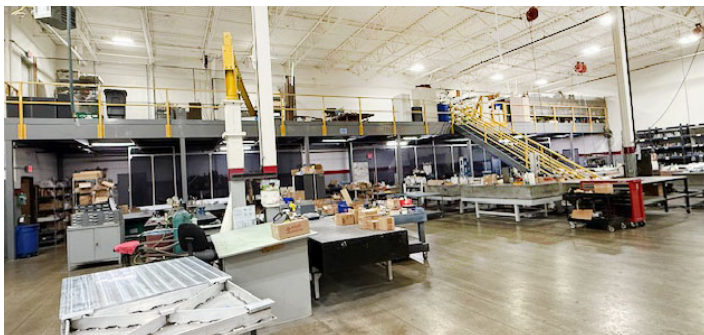
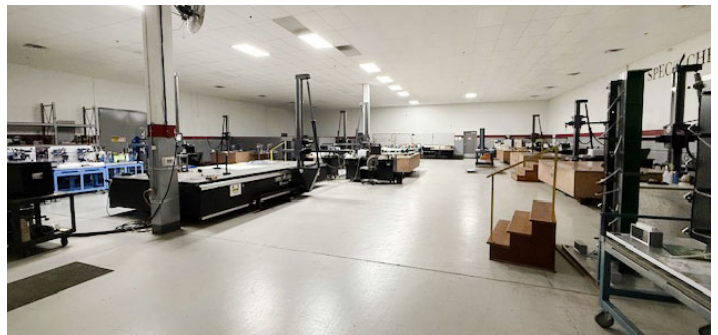
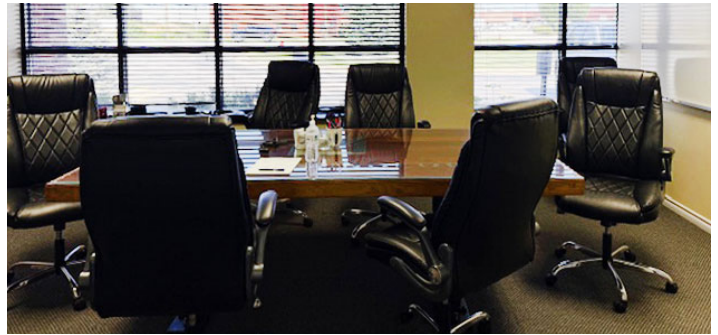
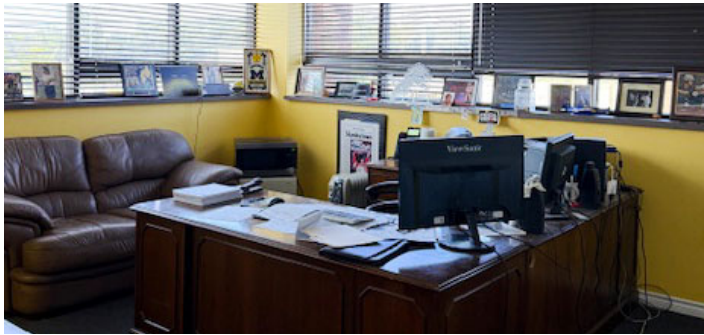
This exceptionally well-maintained industrial facility offers a highly functional 38,388-square-foot space designed for sophisticated manufacturing, assembly, and laboratory operations. The building features 23-foot clear heights and expansive 47-foot bay widths, providing a versatile and column-free environment. Key operational assets include a dedicated paint booth, three exterior truck wells, two 12'x14' overhead doors, and multiple jib cranes. The property is fully fire-suppressed and equipped with robust infrastructure, including 3,000A/240V power, buss duct, and air lines throughout, complemented by 100% air conditioning. A significant feature is an 8,000-square-foot, climate-controlled fixture checking lab housing a CMM (Coordinate Measuring Machine), ideal for precision inspection work. The property also includes a two-story, 8,448-square-foot office component (size to be verified) serviced by an elevator, providing ample administrative space. For security and practicality, the rear lot is fully fenced and secured. The site offers excellent expansion potential, with the ability to add approximately 10,000 square feet to the building or to utilize the area for additional outside storage.

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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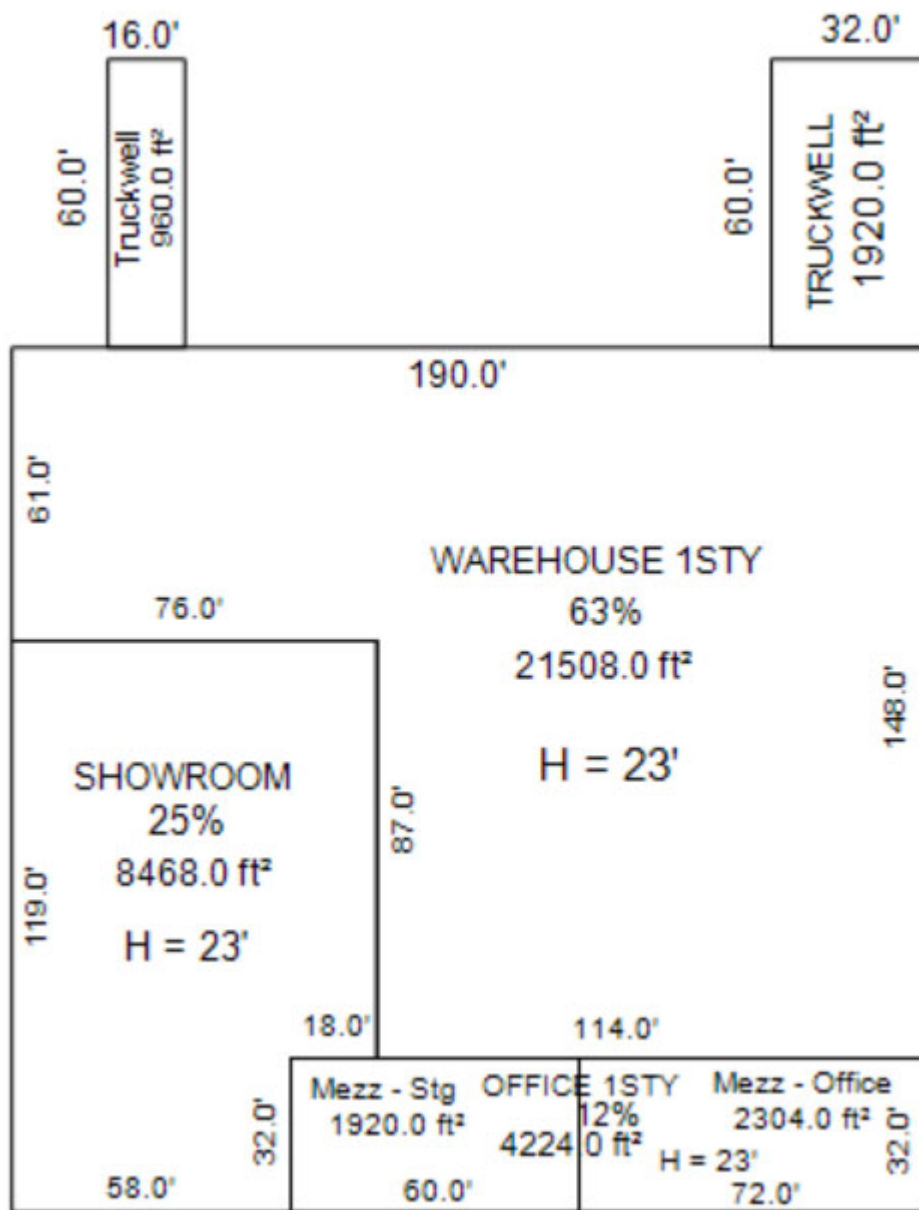
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