

# 17605 Helro Drive

Fraser, MI

- 9,200 Sq Ft For Lease
- Rare Free Standing Facility with Truckwell
- Well Maintained Building
- Close Proximity to I-696 & I-94
- Expansion Possibilities

## INDUSTRIAL BUILDING FOR LEASE



8,000 SF of Factory



1,200 SF of Office



12'x14' Grade Level Door



### FOR MORE INFORMATION:

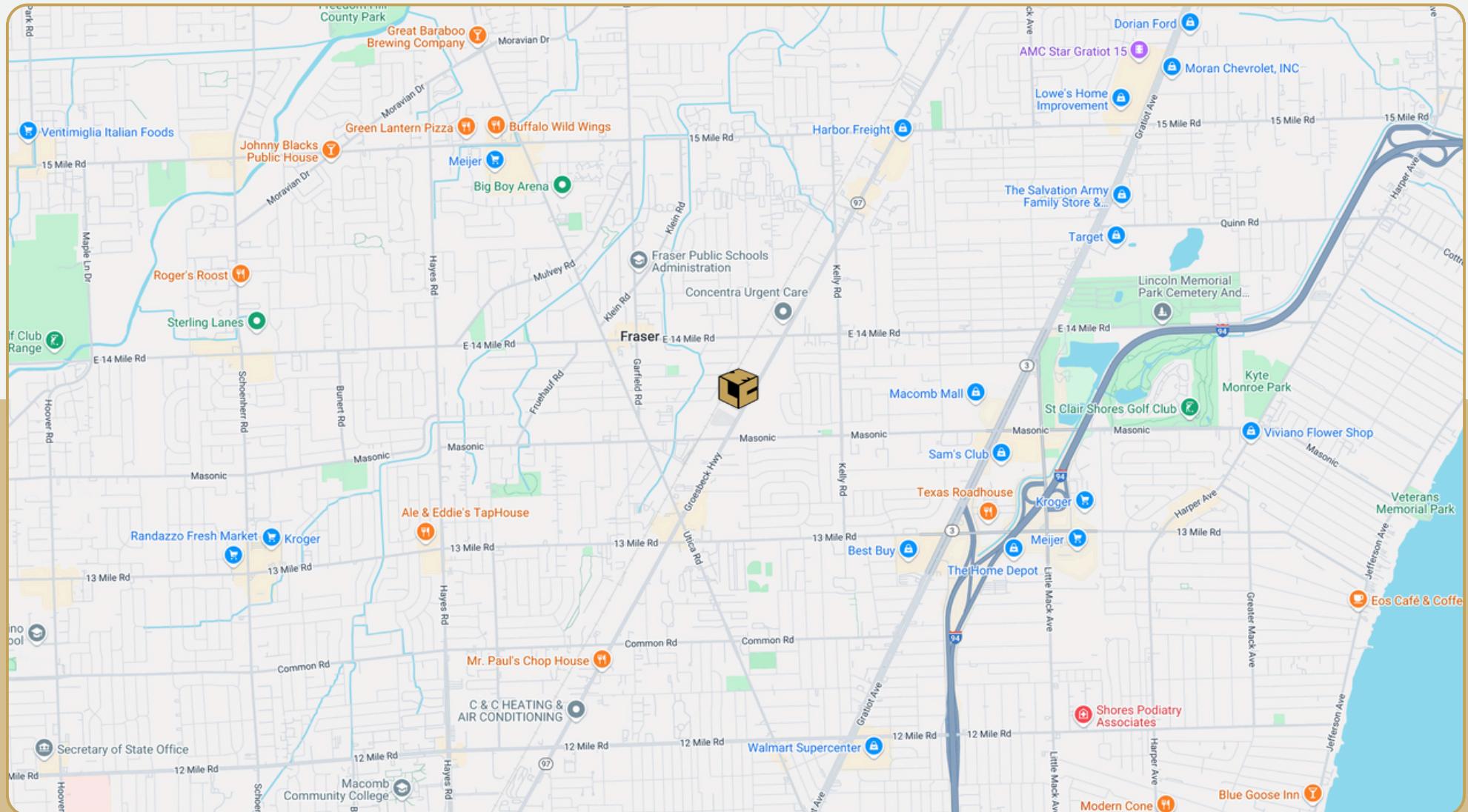
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## Industrial Property Details:

### Details:

**Intersection:** Groesbeck/Masonic  
**Freestanding:** Yes  
**Year Built:** 1990  
**Rail Siding:** No  
**Expandable:** No  
**Storage:** No  
**Total SF:** 9,200 SF  
**Available SF:** 9,200 SF  
**Min/Max SF:** 9,200 SF  
**Office SF:** 1,200 SF  
**Factory SF:** 8,000 SF  
**X-Way Distance:** 2.5 Mile to I-696  
**Zoning:** Industrial - Controlled

### Interior:

**Ceiling Height:** 20'  
**Bay Size:** 40'  
**Restrooms:** 3  
**Crane(s):** None  
**Power:** 240 Volt  
**Buss Duct:** No  
**Lighting:** LED  
**Truckwell(s):** 1 Exterior  
**Grade Door:** 12'x14'  
**Heating:** Radiant  
**A/C:** Office Only  
**Sprinklered:** No  
**Airlines:** No  
**Compressor:** No  
**Floor Drains:** Yes  
**Additional Information:** Additional office space built out into warehouse.

### Economic

**Lease/SF:** \$9.95  
**Lease/Month:** \$7,628.33  
**Lease Terms:** Modified Gross  
**Occupancy:** Immediate  
**Status:** Existing