

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:

Jason Capitani, SIOR, CCIM
Managing Partner
248.637.7684
jcapitani@LMCap.com



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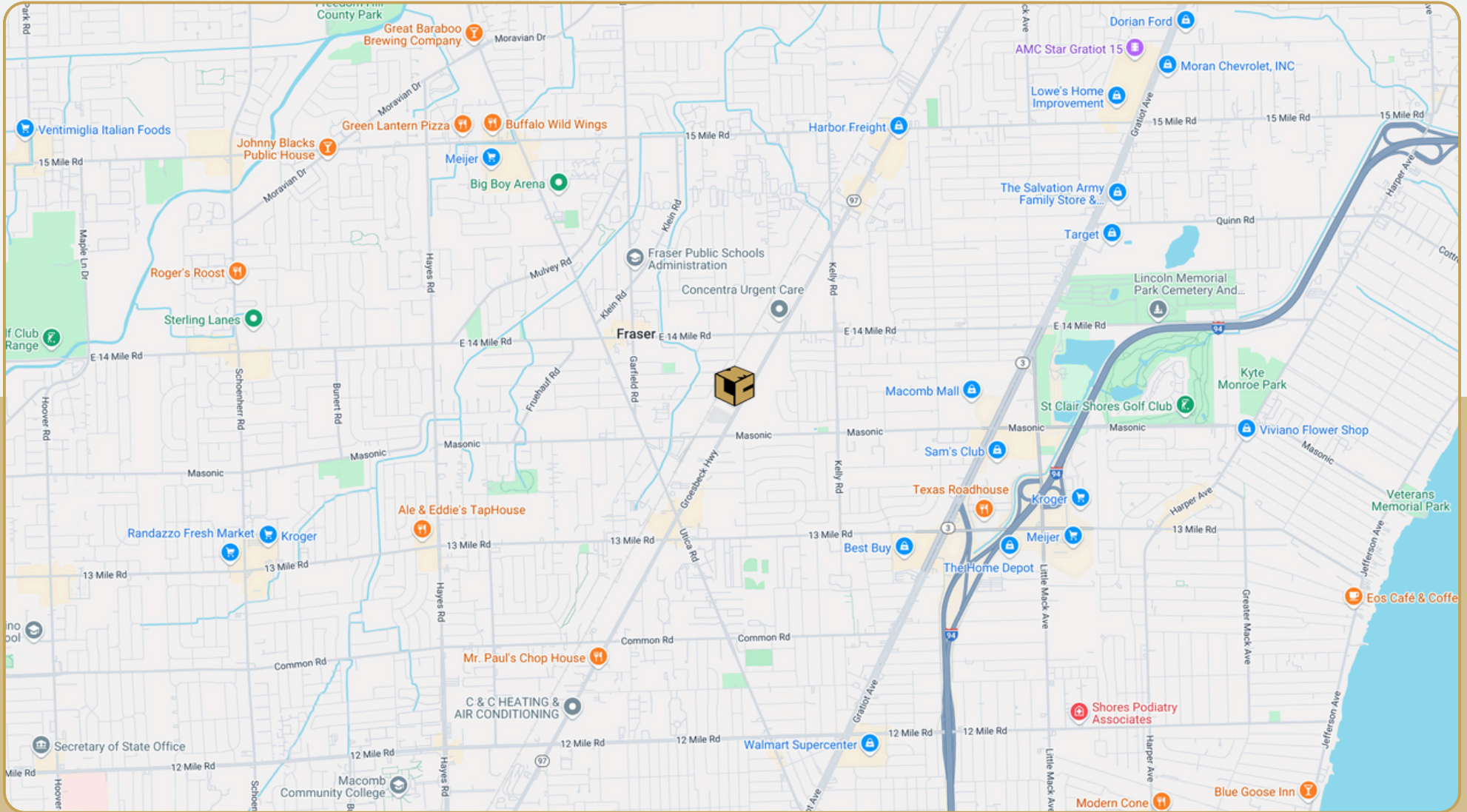
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Industrial Property Details:

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