

**NOW FOR
LEASE OR SALE**

**INDUSTRIAL FOR LEASE OR SALE -
ON 1.4 ACRES**



PILOT

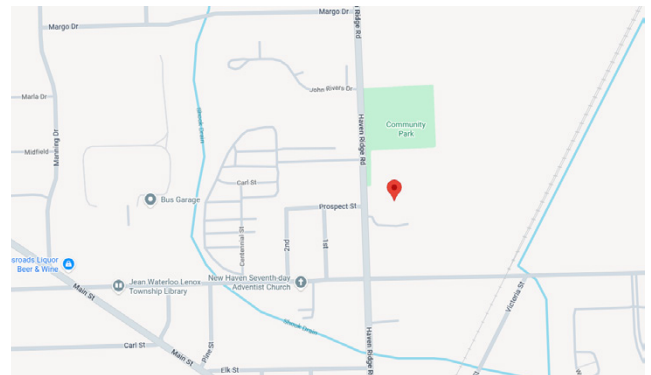
PROPERTY GROUP

59230 HAVEN RIDGE ROAD, NEW HAVEN, MI 48048

PROPERTY OVERVIEW:

- Central Location – Quick Access to I-94, M-59, I-696, and Mile Roads
- Gated Contractor Yard – Ideal for Fleet/Equip Operations
- Covered Salt / Bulk Material Bin – Plenty of Room for Outside Storage
- New Roof and all Major Utilities Upgraded in 2017
- High Power Electric with 3 Overhead Cranes

Property Type:	Industrial
Cross Streets:	West of Gratiot, North of 27 Mile (Clark)
Total Square Footage:	12,808
Office SF:	400
Shop SF:	12,408
Parcel Size:	1.403 Acres
Lot Size:	130' x 467'
Year Built:	1971
Zoning:	Light Industrial
Ceiling Height:	20' Clear
Grade Level Doors:	(3) 14'
Cranes:	(3) 5-ton
Power:	240 Amps , 3-Phase
Property Taxes:	2024 - \$5,351.08
Lease Rate:	\$9.75/SF NNN (NNN Cost Est. at \$1.00/SF)
Sale Price:	\$1,369,000 (\$106 PSF)



Link to Matterhorn Walkthrough:
<https://my.matterport.com/show/?m=zGfewgdTsnP>

AGENT CONTACT INFO

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ADDITIONAL PHOTOS



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