

# 2800 W. Fourteen Mile

Royal Oak, MI

- 211,505 Square Feet
- Main Road Frontage
- Multiple Cranes up to 30 Ton Capacity
- Heavy Power
- Airlines
- Buss Duct
- Flexible Lease Terms Available

## INDUSTRIAL BUILDING FOR LEASE



152,195 SF of Factory



59,310 SF of Office



Grade Level Doors  
(3) 12'x14' (2) 18'x18'  
(1) 18'x22' (1) 10'x10'

### FOR MORE INFORMATION:

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

Garry Rogers  
Senior Vice President  
248.637.3527  
grogers@LMCap.com

248.637.9700 | [LMCap.com](http://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.



**L. MASON CAPITANI**

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

# 2800 W. Fourteen Mile

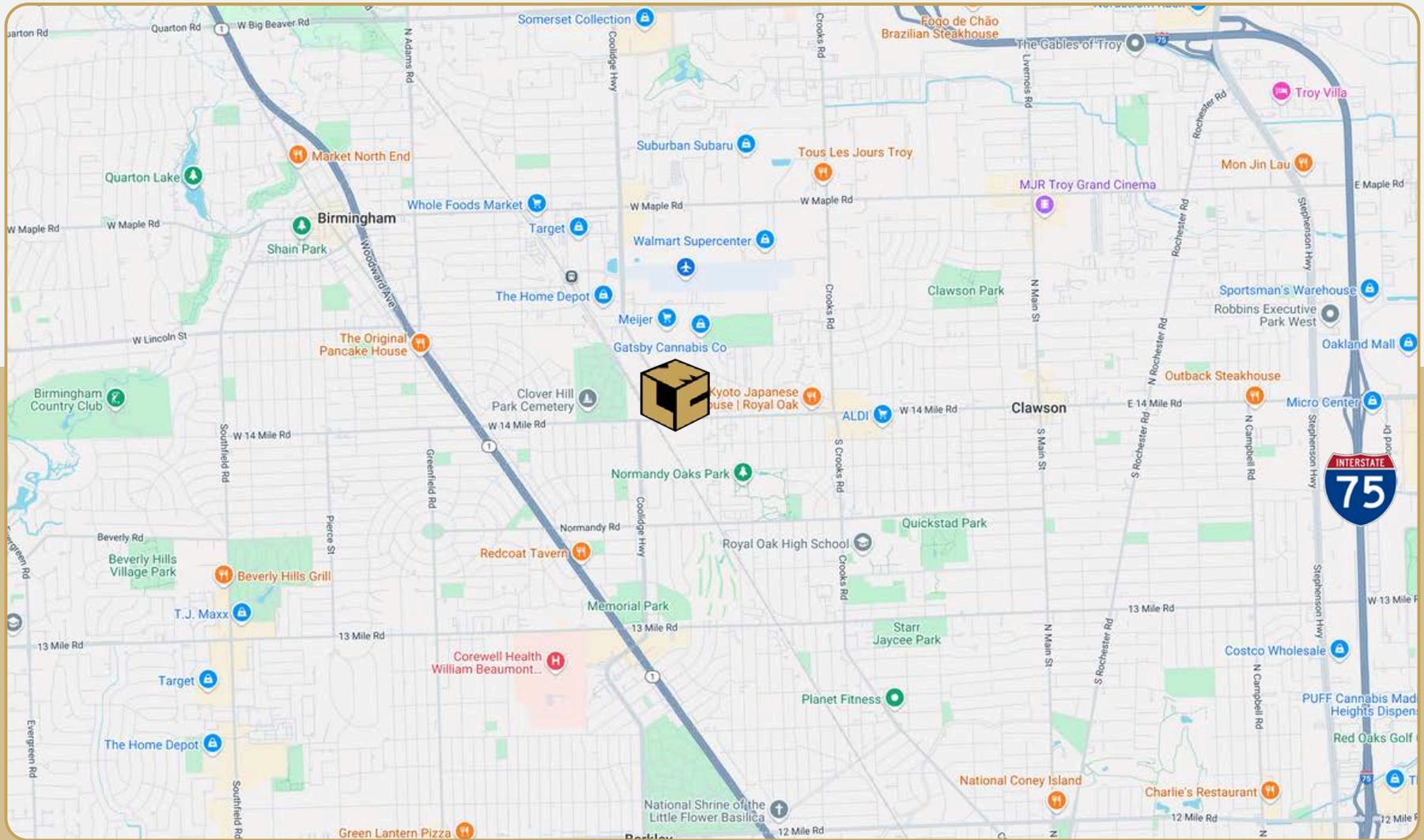
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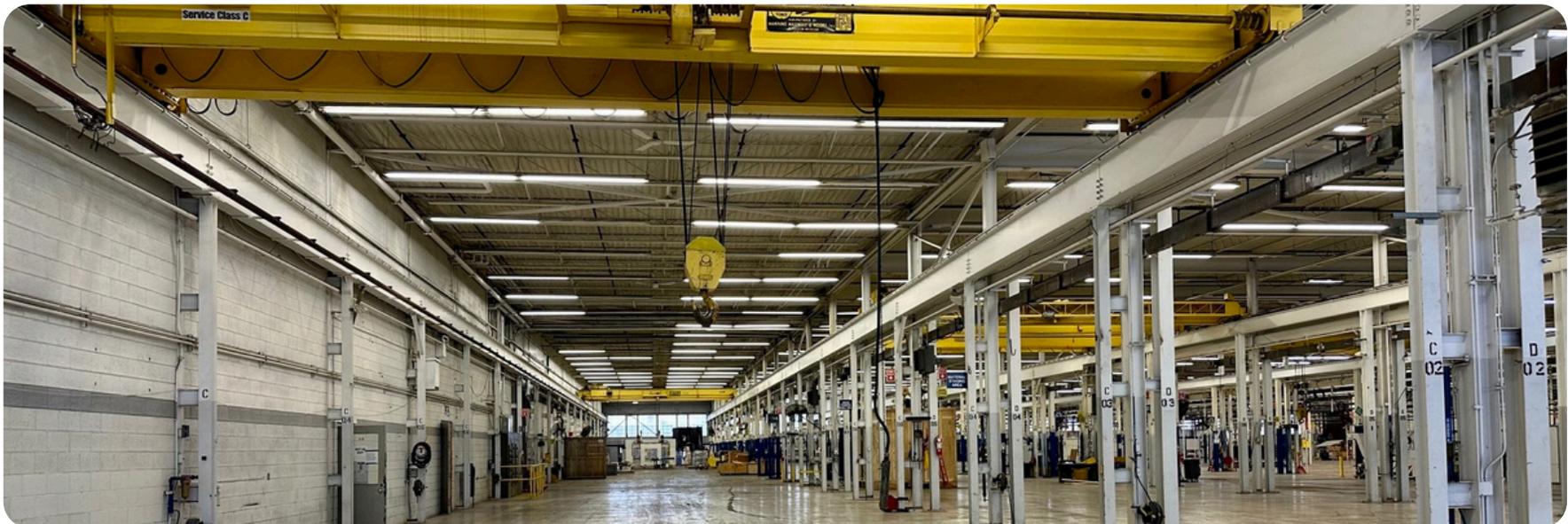


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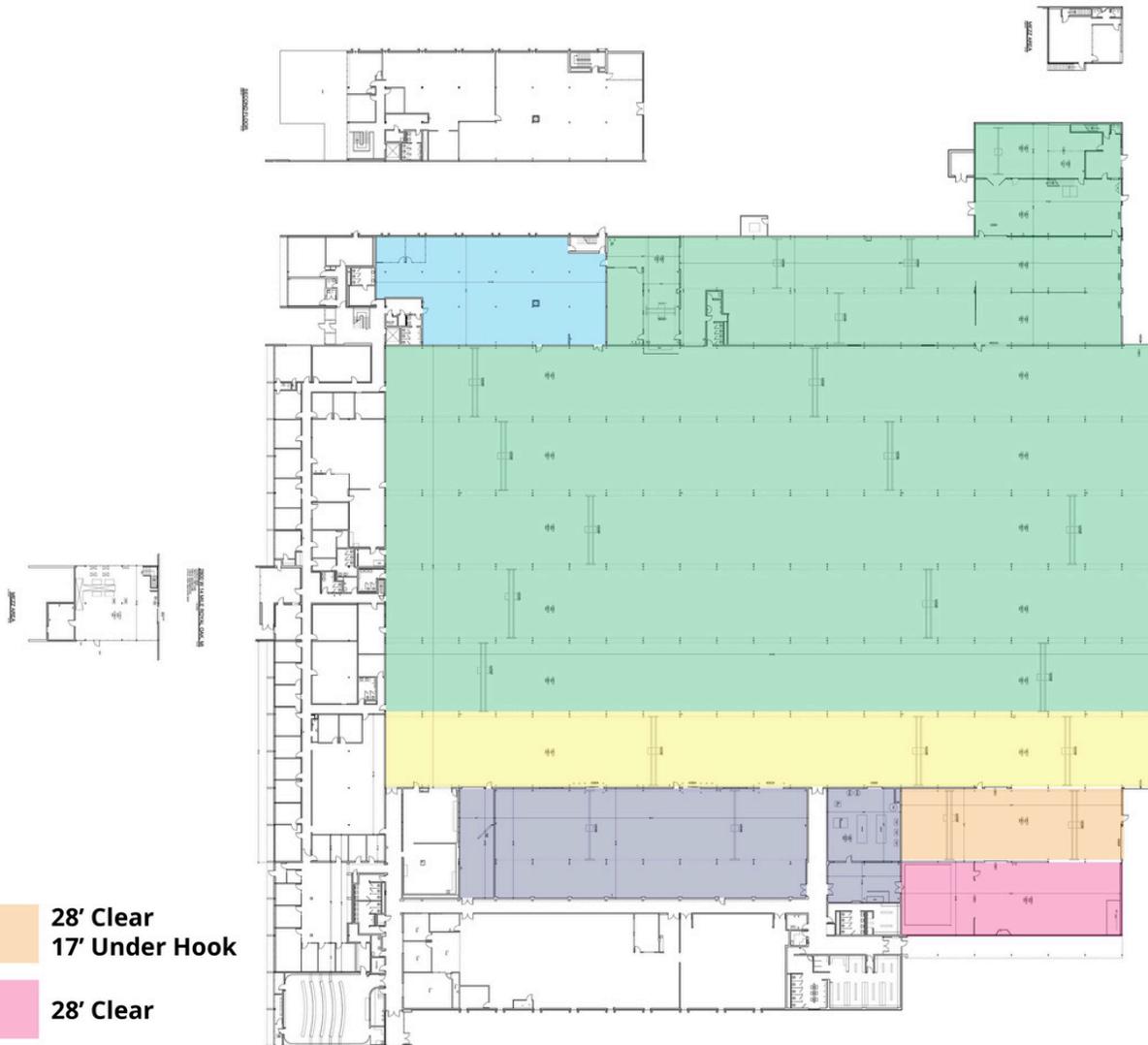


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## Floor Plan:



- |  |   |
|--|---|
|  28' Clear<br>21' Under Hook |  28' Clear<br>17' Under Hook |
|  24' Clear<br>16' Under Hook |  28' Clear                   |
|  14' Clear<br>10' Under Hook |  12' Clear                   |

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## Property Outline:



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## Industrial Property Details:

### Details:

<b>Total SF:</b>	211,505 SF
<b>Available SF:</b>	211,505 SF
<b>Office SF:</b>	59,310 SF
<b>Factory SF:</b>	152,195 SF
<b>Zoning:</b>	I-2
<b>Acres:</b>	11.07
<b>Frontage:</b>	577'
<b>Expandable:</b>	No
<b>Storage:</b>	No
<b>Intersection:</b>	14 Mile and Coolidge
<b>X-Way Distance:</b>	3 Miles to I-75
<b>Parking:</b>	300+
<b>Year Built:</b>	1957
<b>Rail Siding:</b>	No
<b>Occupancy:</b>	Immediate

### Interior:

<b>Ceiling Height:</b>	24'-28'
<b>Bay Size:</b>	40'x20'
<b>Restrooms:</b>	10
<b>Crane(s):</b>	22.00 - up to 30-Ton
<b>Underhook:</b>	16'-21'
<b>Power:</b>	Primary
<b>Buss Duct:</b>	Yes
<b>Lighting:</b>	T-8
<b>Truckwell(s):</b>	Possible
<b>Grade Door:</b>	10'x10', 12'x14', 18'x18', 18'x22'
<b>Heating:</b>	Boiler & Gas Forced Air
<b>A/C:</b>	Office Only
<b>Sprinklered:</b>	100%
<b>Airlines:</b>	Yes
<b>Compressor:</b>	Yes
<b>Floor Drains:</b>	Yes

### Economic

<b>Lease/SF:</b>	\$6.50
<b>Lease/Month:</b>	\$114,565.21
<b>Lease Terms:</b>	NNN
<b>Taxes:</b>	\$1.50/SF