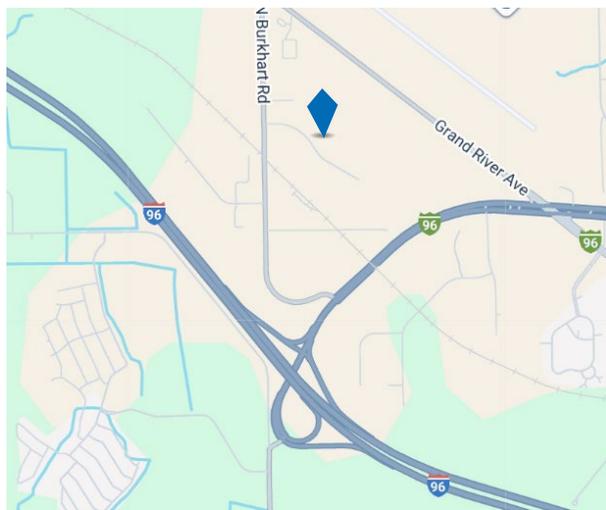




FOR LEASE

1870 Hydraulic

Howell, MI 48855



For Lease

- 19,950-34,050 Square Feet
- 19,950 Square Feet Available Immediately
- Located Within One Mile of I-96 and M-59 Interchange
- May be Duplexed with Suite Sizes of 14,325 SF and 19,950 SF
- Two truckwells with load levelers
- Five 12'x14' Drive-In Overhead Doors

For information, please contact:

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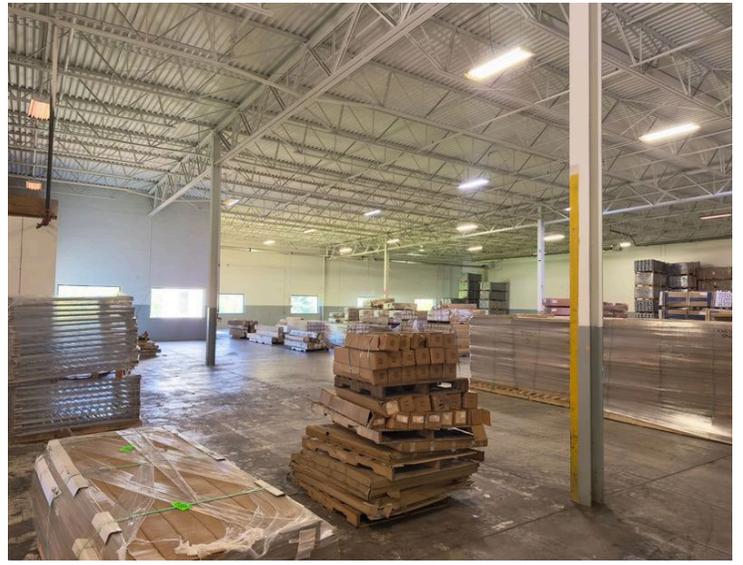
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1870-1880 Hydraulic, Howell, MI 48855



Lease

1870 Hydraulic Dr Howell, MI 48855-7309



Pricing Information:

Lease Rate Range:	\$7.50-\$7.50 NNN
Lease Type:	NNN
Sale Price:	N/A
Price per SF:	N/A
Real Estate Taxes psf:	\$0.90
Building Insurance psf:	\$0.00
CAM psf:	N/A

Property Details:

Total Building Area:	34,050 sf	Parcel ID:	4706-28-100-061 & 062
Min/Max Available:	19,950 - 34,050 sf	Parking Description:	
Office Area:	2,700 sf	Rail Served:	No
Property Type:	General Industrial	Cranes:	No
Tenancy:	Multi-tenant	Heat:	Radiant
Year Built:	01/01/2001	Clear Height Min/Max:	20.0'
Year Renovated:		Grade/Dock Doors:	4 / 2
Zoning:	Industrial	Sprinkler:	Yes
Site/Parcel Area:	2.90 acres	Power:	1,000 amps, 240 volt

Comments:

34,050sf with 19,725sf available immediately. 2 truckwells with load levelers and (5) 12x14 grade level doors. Located within one mile of I-96 and M-59 interchange. May be duplexed with suite sizes of 14,325sf and 19,725sf.

Geoffrey Hill

248.350.1492

Geoff.Hill@nmrk.com

Chris Hill

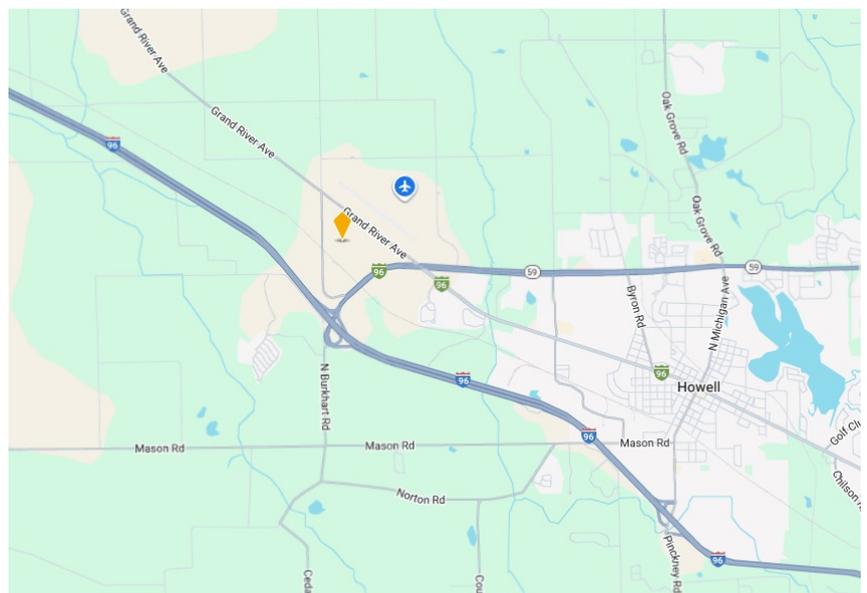
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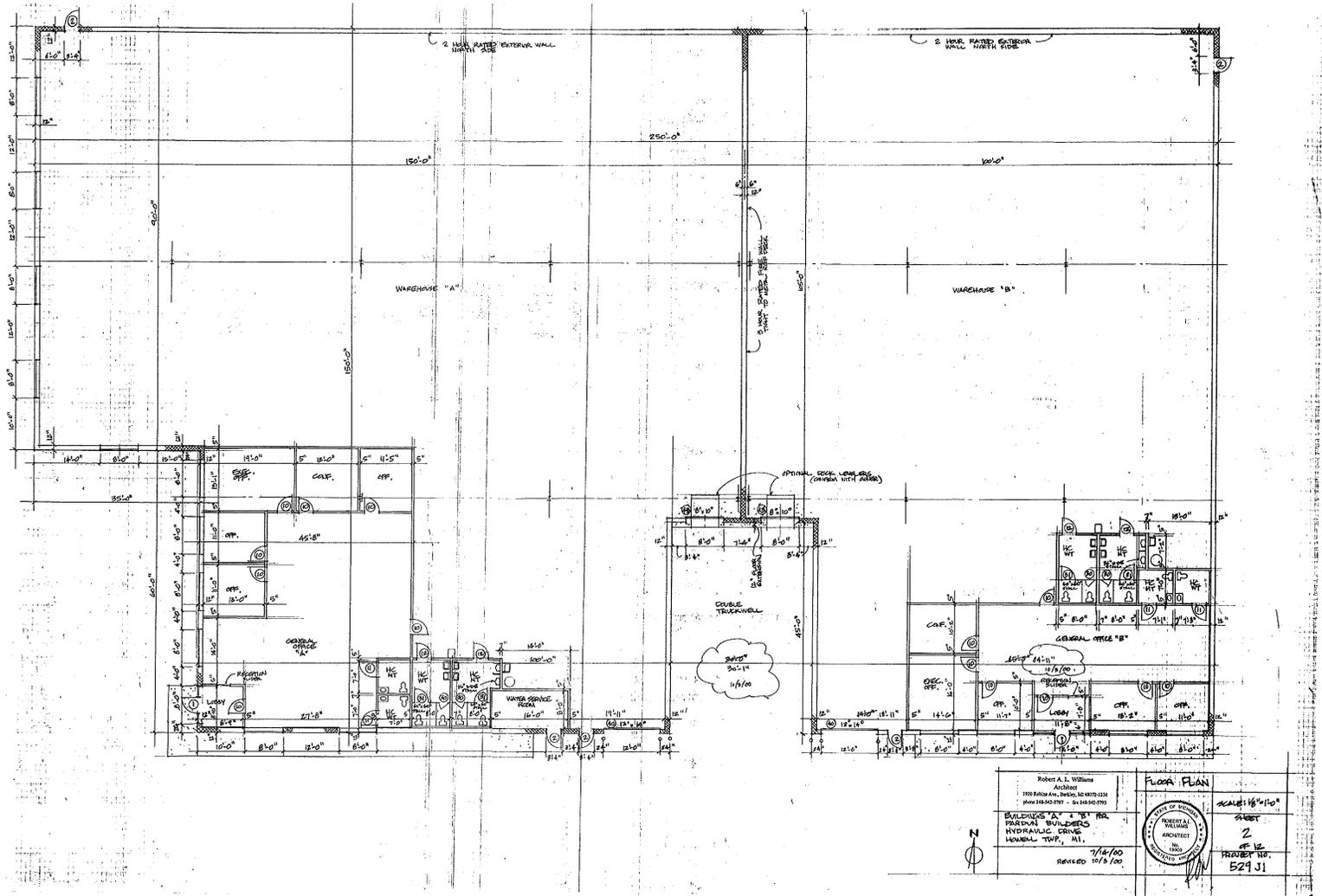
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1870-1880 Hydraulic, Howell, MI 48855



Robert A. L. Williams Architect 1190 Belden Ave., Howell, MI 48855-1231 Phone 313-852-9737 • Fax 313-852-9793	FLOOR PLAN SCALE: 1/8" = 1'-0" SHEET 2 OF 12 PROJECT NO. 529 J1
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