

# Price Reduced

# For Sale Or Lease

## 16000-16020 Common Rd

Roseville, MI

60,450 SF



# CBRE

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*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.*

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## PROPERTY HIGHLIGHTS

Available SF	60,450 SF
Acres	4.08 AC
Year Built	1978
Years Renovated	1992 & 1997
Truckwells	One (1) With Leveler
Grade Level Doors	Four (4)
Ceiling Height	± 13' - 16'
Zoning	I2 General Industrial
Parking	± 35 Surface with room to expand
Power	Over 1,600 Amps/ 480V (To Be Verified)
Fire Suppression	Yes
Air Conditioning	Partially Air Conditioned
Asking Rental Rate	\$5.95/SF NNN
Asking Price	\$3,900,000 (\$64.51/SF)
Parcel	08-14-07-401-015
Cranes	One (1) Three Ton
Floor Drains	Yes
Lunch Room	Yes
Floor Scales	Two (2)
Existing Infrastructure	- Air Lines - Water Lines - Process Water System with Cooling Towers & Chillers
Specialty Rooms	3 Rooms Set Up for A Dynamometer/2 Metrology Rooms

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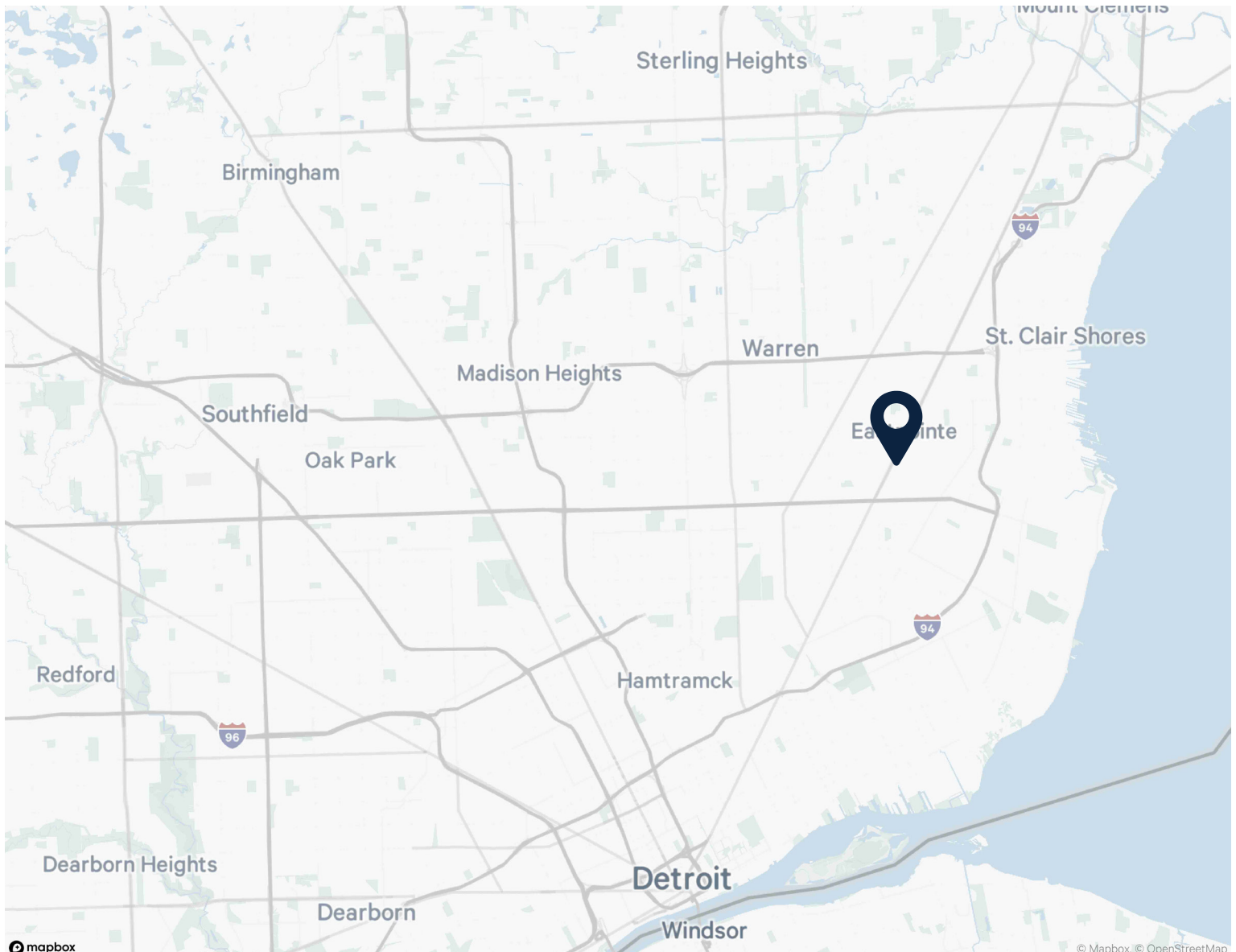
60,450 SF



## LOCATION OVERVIEW

### LOCATION:

- Immediate accessibility to Groesbeck Hwy
- Easy access to I-94 & I-696



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## PROPERTY AERIAL



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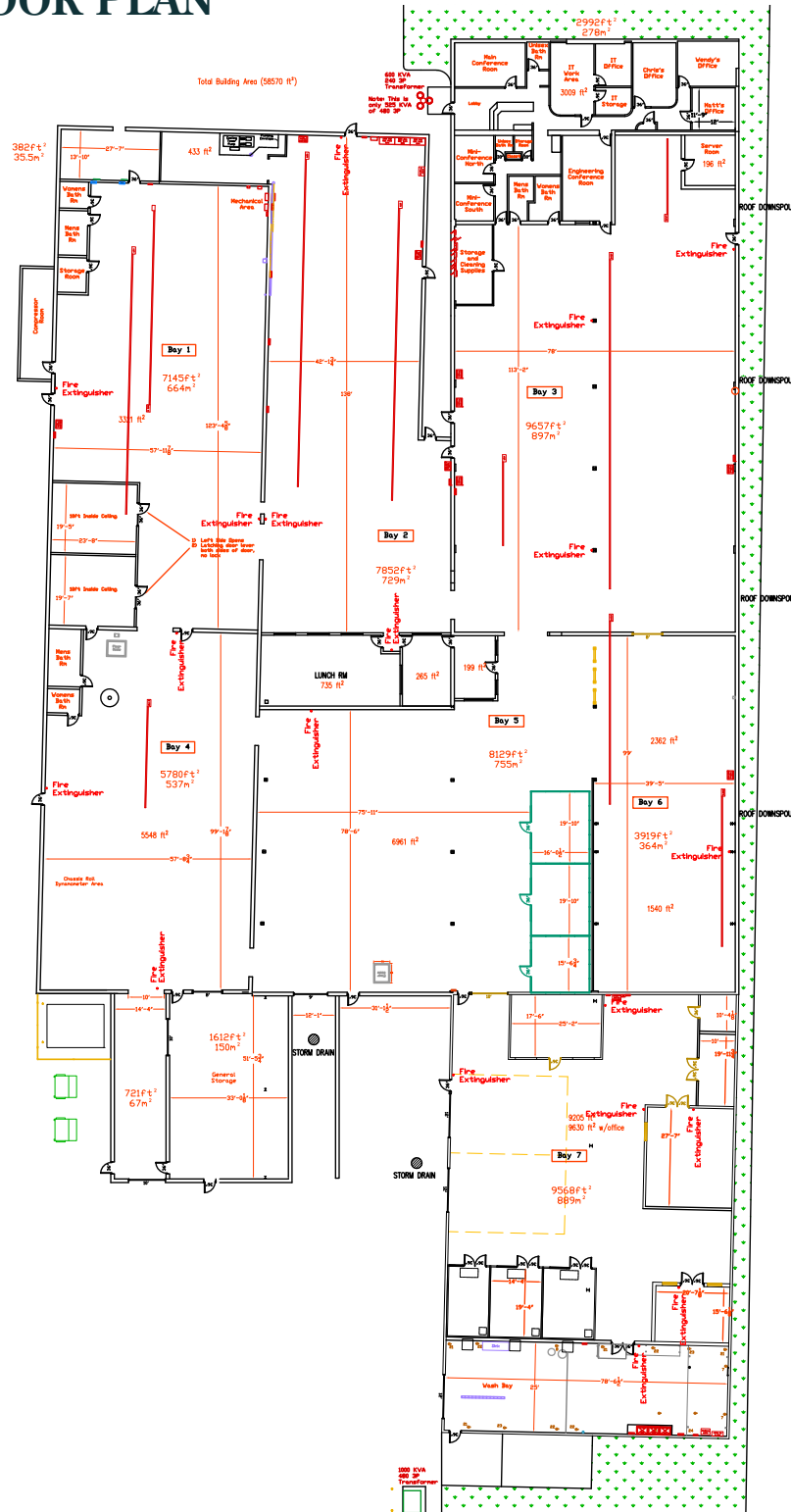
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## PROPERTY FLOOR PLAN



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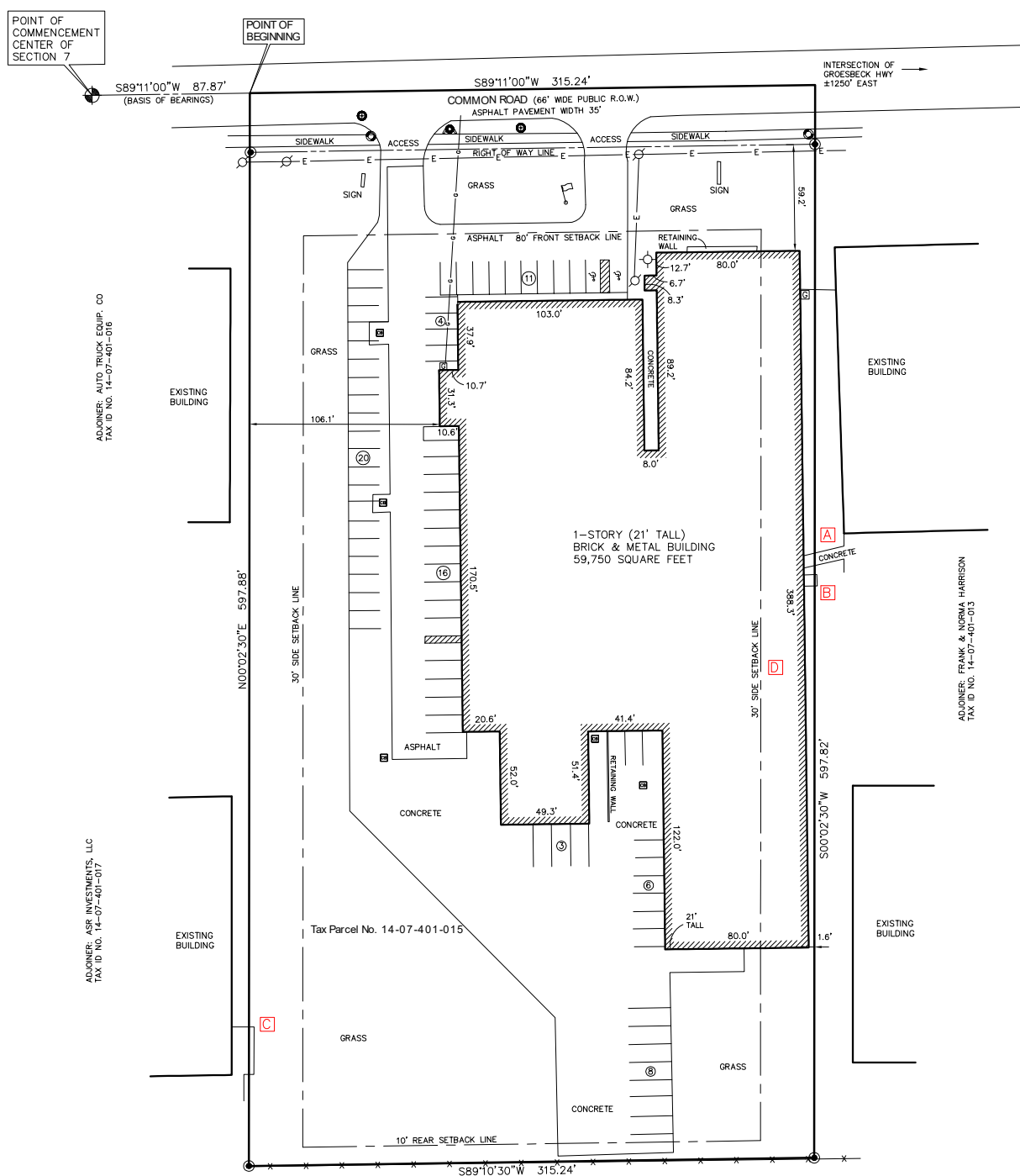
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## Site Survey



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