

# 34190 Doreka

Fraser, MI

NOW A POTENTIAL LEASE OPPORTUNITY!

- 23,926 Square Feet For Sale/Lease
- Great Manufacturing Building
- Heavy Power with Buss Duct
- Airlines Throughout
- Light Duty Cranes
- Possible Truckwell

## INDUSTRIAL BUILDING FOR SALE OR LEASE



19,460 SF of Factory



4,466 SF of Office



(2) 12'x14' & 12'x12' Grade Level Doors

### FOR MORE INFORMATION:

Jason Capitani, SIOR, CCIM Managing Partner 248.637.7684 jcapitani@LMCap.com	Joe DePonio III, SIOR Senior Vice President 248.637.3513 jdeponio@LMCap.com
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**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

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

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## Industrial Property Details:

### Details:

<b>Total SF:</b>	23,926 SF
<b>Available SF:</b>	23,926 SF
<b>Office SF:</b>	4,466 SF
<b>Factory SF:</b>	19,460 SF
<b>Zoning:</b>	IC
<b>Acres:</b>	1.27
<b>Frontage:</b>	180'
<b>Depth:</b>	308'
<b>Expandable:</b>	No
<b>Intersection:</b>	Doreka & Malyn
<b>X-Way Distance:</b>	5 Miles to I-696
<b>Parking:</b>	66 Spaces
<b>Year Built:</b>	1979
<b>Outside Storage:</b>	No
<b>Rail Siding:</b>	No
<b>Occupancy:</b>	90 Days

### Interior:

<b>Ceiling Height:</b>	17'8"
<b>Bay Size:</b>	50'
<b>Restrooms:</b>	5
<b>Power:</b>	240V & 480V
<b>Power Details:</b>	3,200 & 400 Amps
<b>Lighting:</b>	Metal Halide
<b>Truckwells:</b>	Possible
<b>Grade Door:</b>	(12) 12'x14', (1) 12'x12'
<b>Heating:</b>	Radiant
<b>A/C:</b>	Office Only
<b>Sprinklered:</b>	No
<b>Floor Drains:</b>	No
<b>Airlines:</b>	Yes
<b>Compressor:</b>	Yes

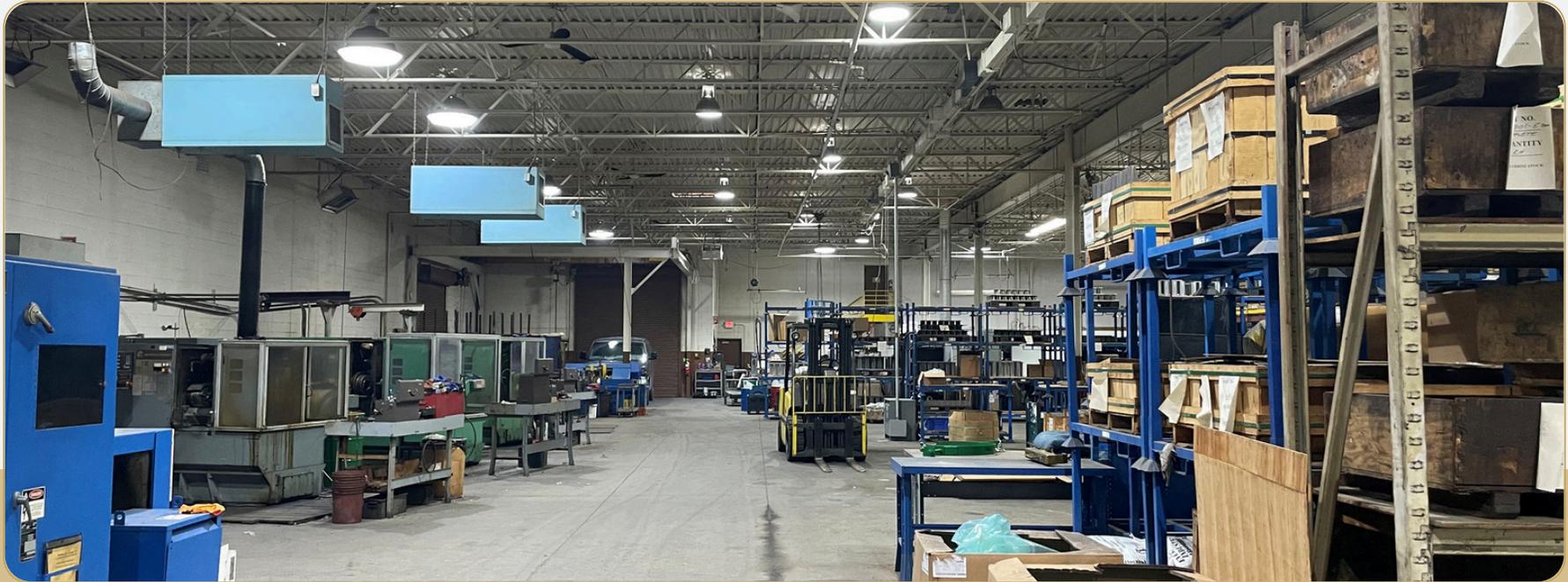
### Economic:

<b>Sale Price:</b>	\$1,795,000
<b>Price/SF:</b>	\$75.02
<b>Taxes:</b>	\$23,330.00
<b>Lease/SF:</b>	\$7.95
<b>Lease/Month:</b>	\$15,850.98
<b>Rental Terms:</b>	NNN

**Notes:** Great manufacturing building. Heavy power with buss duct. One of the grade-level doors was once an exterior truckwell.

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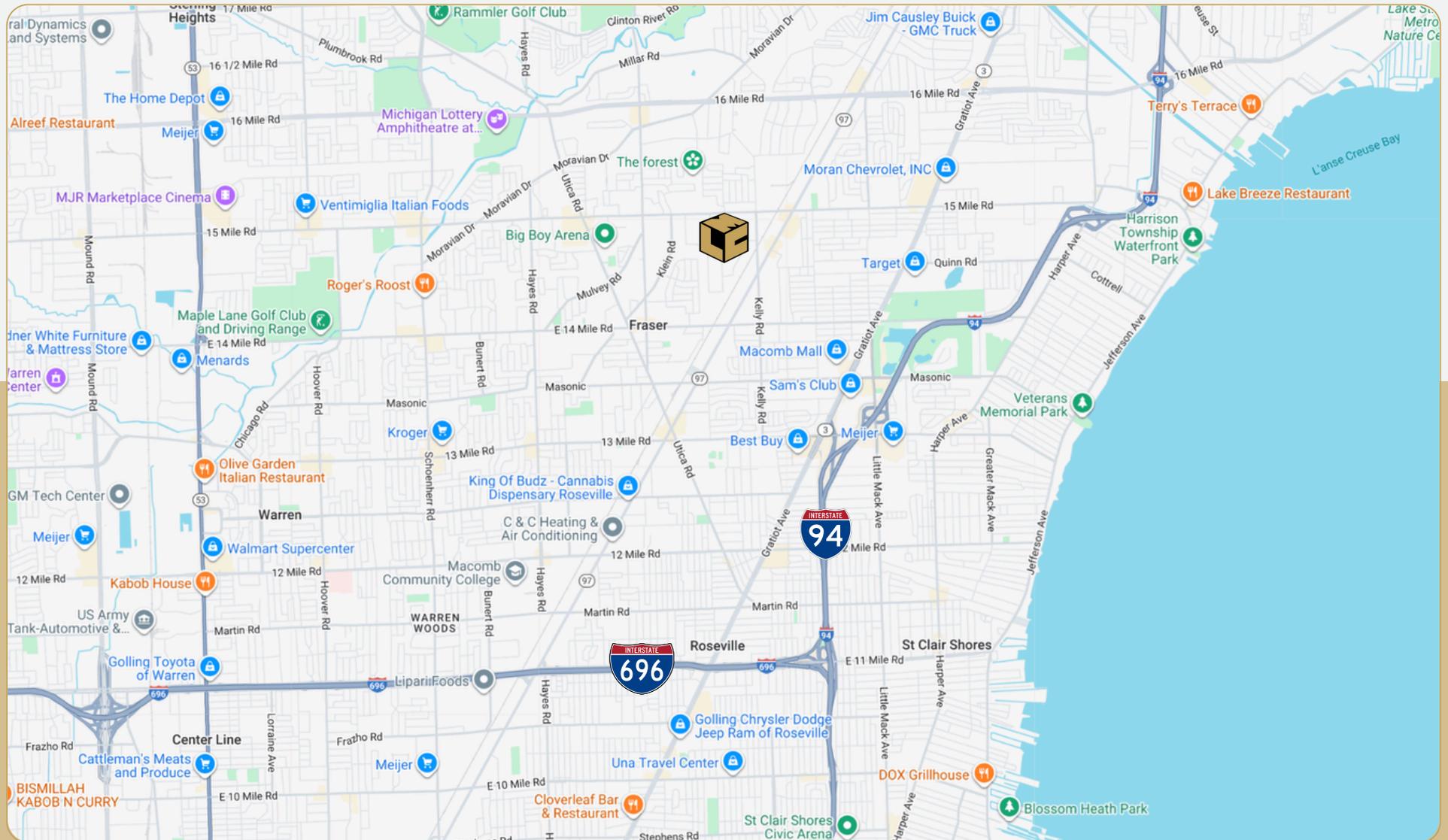
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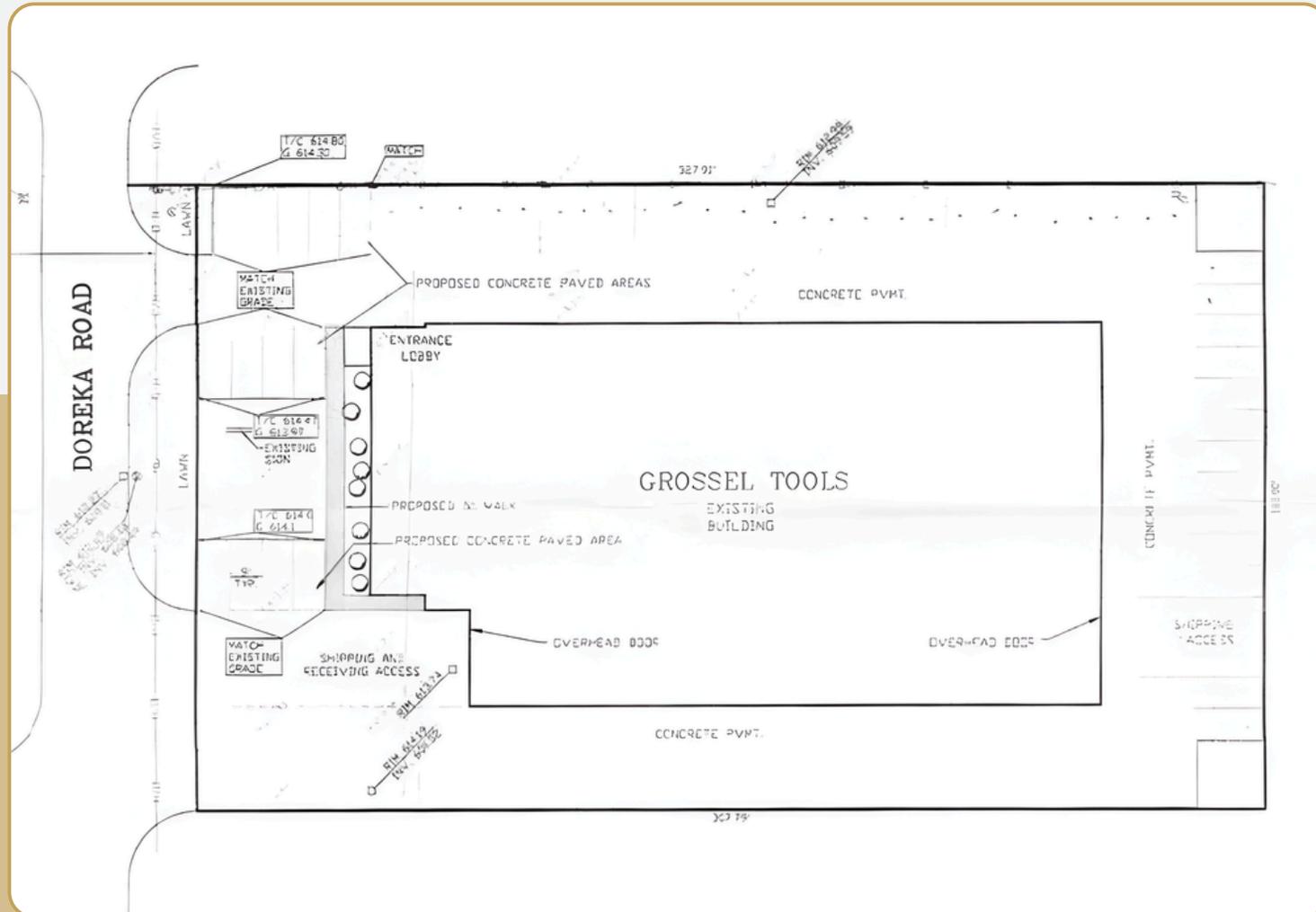
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## Site Plan



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