

PROPERTY FOR SALE / LEASE

70701 Powell Rd

Romeo, MI 48065



L. MASON CAPITANI

CORFAC INTERNATIONAL

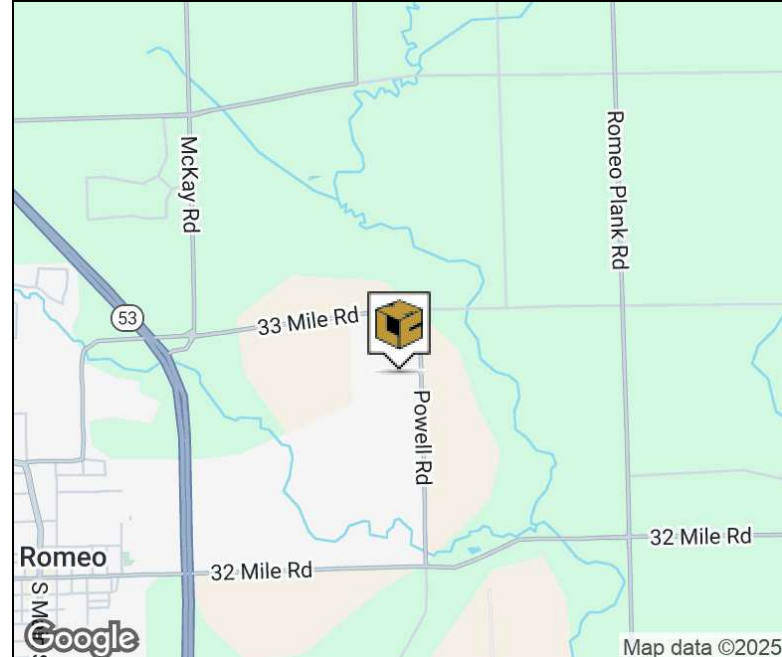
CELEBRATING 60 YEARS

## PROPERTY SUMMARY



### Property Highlights

- 101,297 SF with 6,942 SF of Office
- Corporate Image Facility
- 10,000 Amps of 480 Volt Power
- Double Exterior Truckwells
- Excellent Manufacturing Facility
- Located Directly off M-53 with Close Proximity to I-69 & M-59
- Available Summer of 2025
- Sale Possible



### FOR MORE INFORMATION:

**Joe DePonio III, SIOR**

Senior Vice President

248.637.3513

jdeponio@LMCap.com

**Jason Capitani, SIOR, CCIM**

Managing Partner

248.637.7684

jcapitani@LMCap.com



CONNECT WITH US

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

PROPERTY FOR SALE / LEASE

**70701 Powell Rd**  
Romeo, MI 48065



**L. MASON CAPITANI**

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

## INDUSTRIAL PROPERTY DETAILS

Sale Price	Contact Broker
Lease Rate	<b>\$7.25 SF/yr NNN</b>
Monthly Rate	<b>\$61,200.27</b>

### Building Information

Building Size	101,297 SF
Available SF	101,297 SF
Factory SF	94,355 SF
Office Space	6,942 SF
Year Built	1997
Tenancy	Single
Number of Grade Level Doors	5
Overhead Door Size	(4) 12'x14', (1) 14'x14'
Number of Cranes	1
Crane Description	5-Ton
Underhook	14
Fire Suppression	Yes
Bay Size	50
Ceiling Height	17.5 ft
Minimum Ceiling Height	17.5 ft
Power Description	440/480   10,000 Amps
Number of Parking Spaces	170
Heating	Radiant
A/C	Office Only
Restrooms	6
Lighting	LED

### Location Information

Street Address	70701 Powell Rd
City, State, Zip	Romeo, MI 48065
County	Macomb
Side of Street	East
Nearest Highway	M-53

### Property Information

Property Type	Industrial
Zoning	IND
Property Subtype	Manufacturing
Lot Size	6.21 Acres
APN #	27-01-36-200-020
Lot Frontage	216'
Lot Depth	760'
Site Description	Located S of 33 Mile Road, on the E side of Powell Road.

#### FOR MORE INFORMATION:

**Joe DePonio III, SIOR**  
Senior Vice President  
248.637.3513  
jdeponio@LMCap.com

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



CONNECT WITH US

**248.637.9700 | www.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.

PROPERTY FOR SALE / LEASE

70701 Powell Rd

Romeo, MI 48065

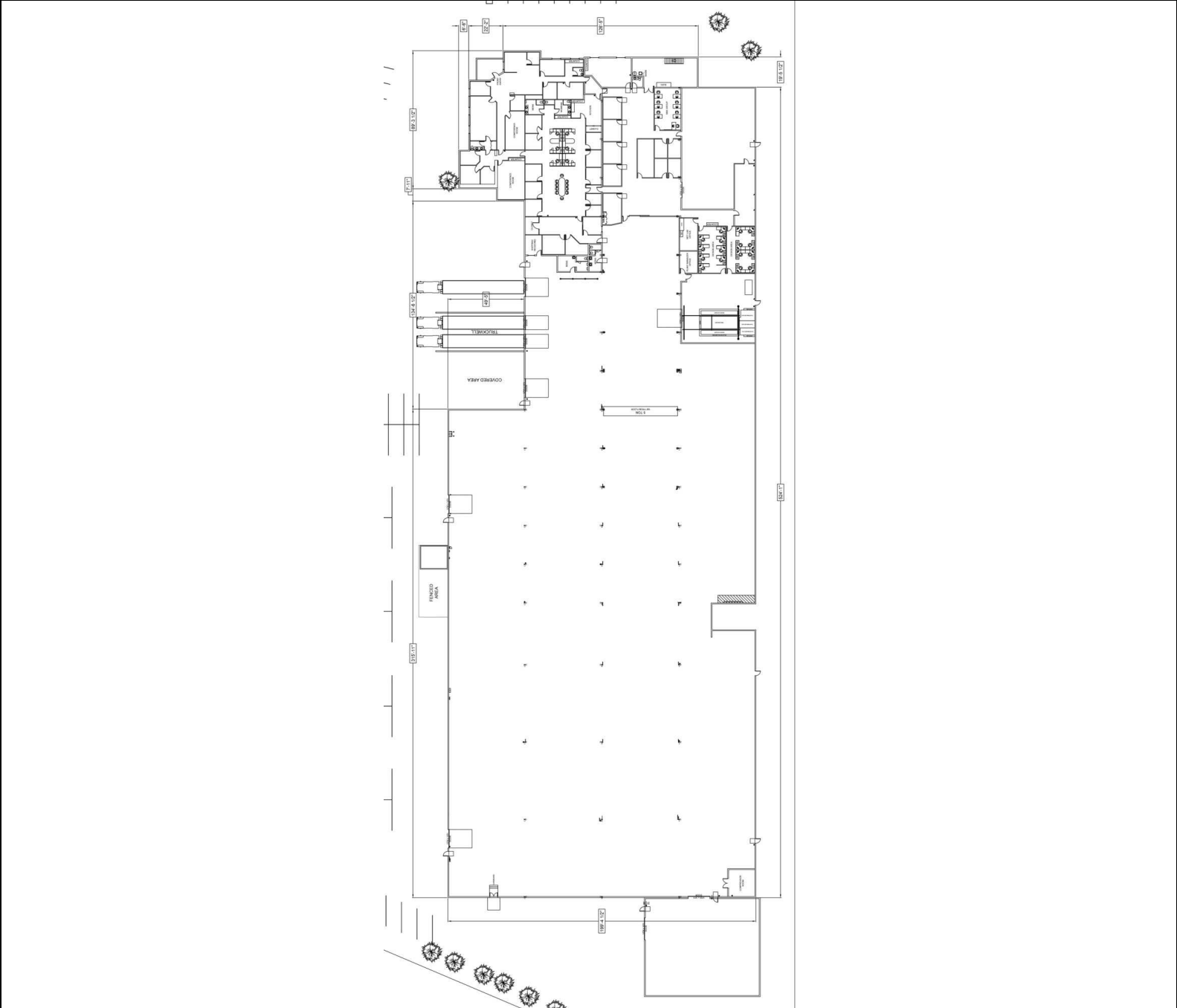


L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

FLOOR PLAN



FOR MORE INFORMATION:

**Joe DePonio III, SIOR**  
Senior Vice President  
248.637.3513  
jdeponio@LMCap.com

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



CONNECT WITH US

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

PROPERTY FOR SALE / LEASE

70701 Powell Rd

Romeo, MI 48065



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

SITE PLAN



FOR MORE INFORMATION:

**Joe DePonio III, SIOR**

Senior Vice President

248.637.3513

jdeponio@LMCap.com

**Jason Capitani, SIOR, CCIM**

Managing Partner

248.637.7684

jcapitani@LMCap.com



CONNECT WITH US

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