

PROPERTY FOR SALE / LEASE

28245 Kehrig Drive  
Chesterfield, MI 48051



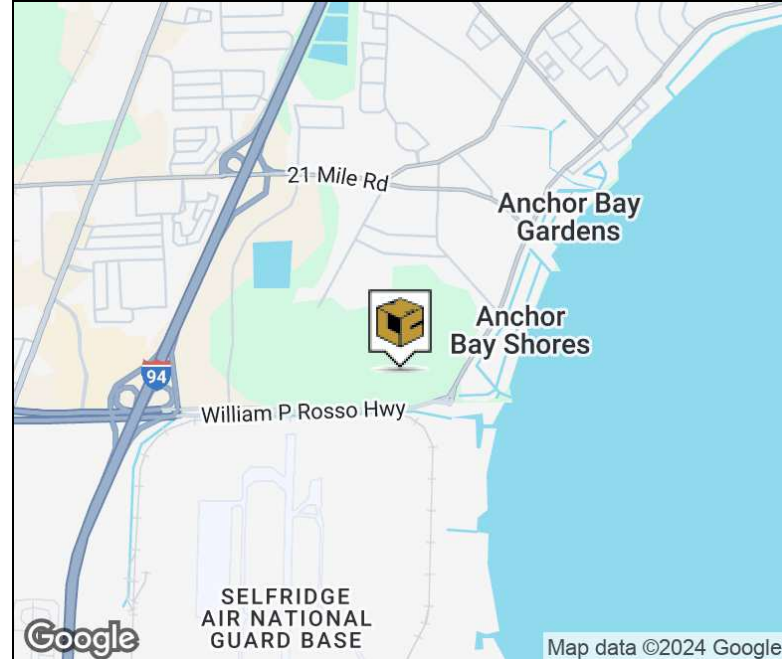
L. MASON CAPITANI  
CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### Property Highlights

- 14,400 Square Feet
- Close to I-94
- 240 Volt Power
- Buss Duct & Airlines Throughout
- 18' Clear
- Offices Recently Refurbished
- Well Maintained Facility



### FOR MORE INFORMATION:

**Joe DePonio III, SIOR**  
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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

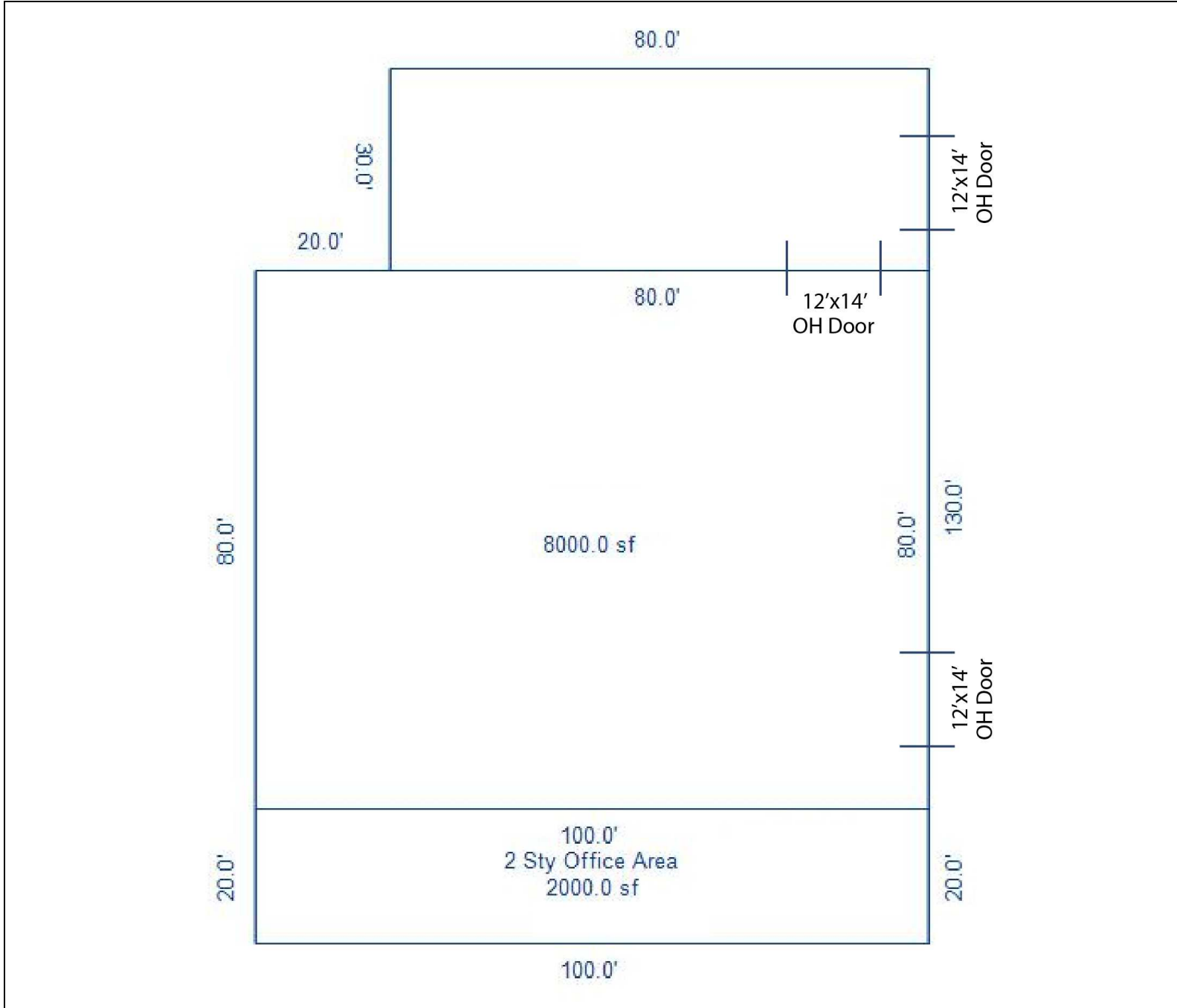
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ADDITIONAL PHOTOS



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INDUSTRIAL PROPERTY DETAILS

Sale Price	<b>\$1,200,000</b>
Price/SF	<b>\$83.33/SF</b>
Taxes	<b>\$12,334.68</b>

Lease Rate	<b>\$7.25 SF/yr NNN</b>
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Building Information

Building Size	14,400 SF
Available SF	14,400 SF
Factory SF	12,400 SF
Office Space	2,000 SF
Year Built	1987
Year Last Renovated	2021
Tenancy	Single
Number of Grade Level Doors	(2) 12'x14'
Fire Suppression	Possible
Bay Size	40'
Ceiling Height	18 ft
Minimum Ceiling Height	18 ft
Power Description	240 V   400 Amps
Number of Parking Spaces	12
Heating	Radiant
A/C	Office
Restrooms	4
Lighting	LED

Location Information

Street Address	28245 Kehrig Drive
City, State, Zip	Chesterfield, MI 48051
County	St. Clair
Side of Street	North
Nearest Highway	I-94

Property Information

Property Type	Office
Zoning	M-1
Property Subtype	Office Building
Lot Size	0.762 Acres
APN #	15-09-32-376-021
Lot Frontage	135 ft
Lot Depth	245 ft
Site Description	N of William P Rosso Hwy, W of Jefferson Ave, located on the N side of Kehrig Drive.

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