

70528 Korte Road

Bruce Twp, MI

- 14,540 - 29,080 SF For Lease
- New Construction
- Two Exterior Truckwells
- Offices Can be Finished to Suit
- Possible Tax Abatement
- Located Directly off M-53

INDUSTRIAL BUILDING FOR LEASE



12,178 - 24,356 SF of Factory



2,362 - 4,724 SF of Office



Two Exterior Truckwells

FOR MORE INFORMATION:

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L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

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Industrial Property Details:

Details:

| | |
|------------------------|--------------------|
| Intersection: | 33 Mile Road/M-53 |
| Freestanding: | Duplex |
| Year Built: | 2025 |
| Frontage: | 352' |
| Depth: | 275' |
| Parking: | 29 |
| Total SF: | 29,080 SF |
| Available SF: | 29,080 SF |
| Min/Max SF: | 14,540 - 29,080 SF |
| Office SF: | 2,362 - 4,724 SF |
| Factory SF: | 12,178 - 24,356 SF |
| X-Way Distance: | Directly off M-53 |
| Zoning: | Industrial |

Interior:

| | |
|------------------------|---|
| Ceiling Height: | 24' |
| Bay Size: | Clear Span |
| Restrooms: | 4 |
| Power: | 480 Volt 1,000 Amps |
| Lighting: | LED |
| Truckwell(s): | 2 ext. |
| Grade Door: | (2) 14'x14' |
| Heating: | Radiant |
| A/C: | Office Only |
| Sprinklered: | Yes |
| Notes: | Office can be finished to suit. Tax abatement available to qualified users. |

Economic

| | |
|---------------------|---------------------------|
| Lease/SF: | \$10.50 |
| Lease/Month: | \$12,722.50 - \$24,445.00 |
| Lease Terms: | NNN |
| Occupancy: | 90 Days |

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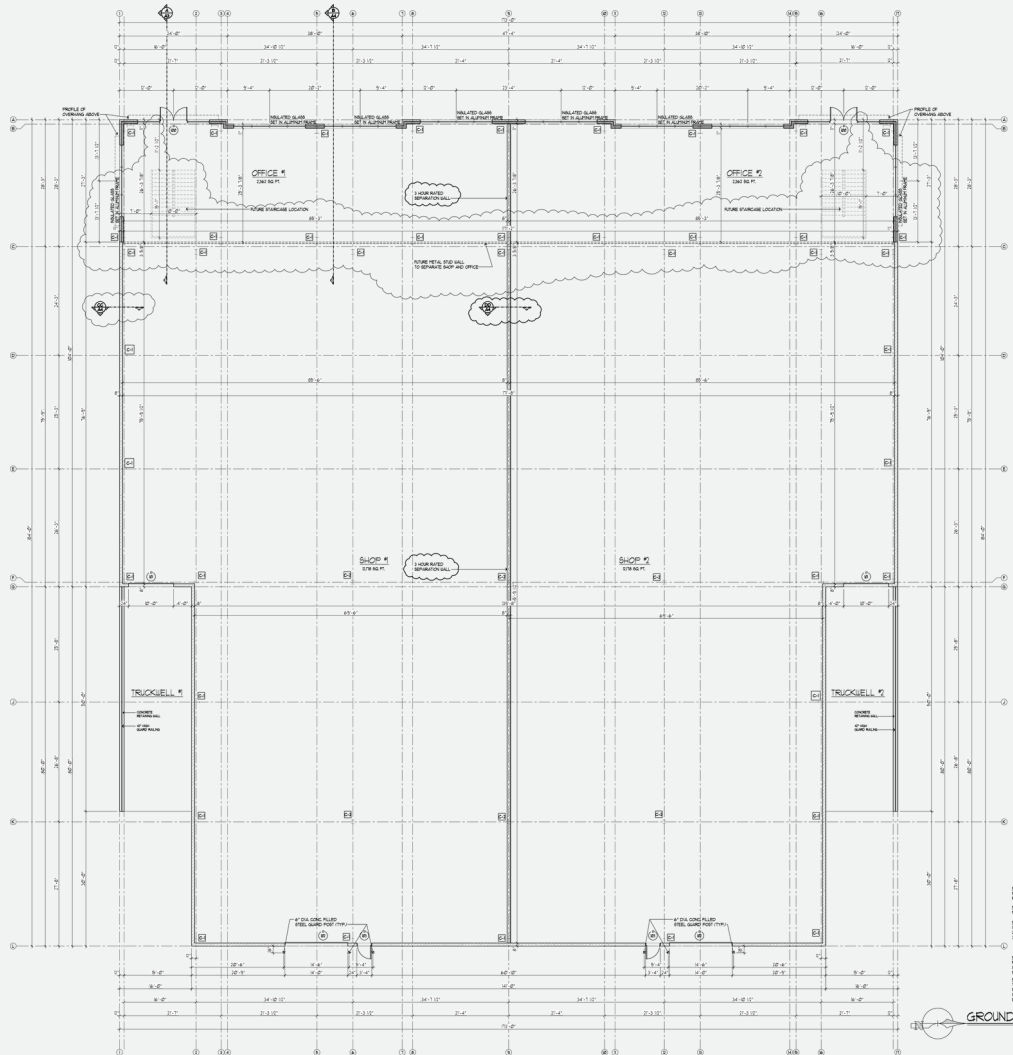
Bruce Twp, MI



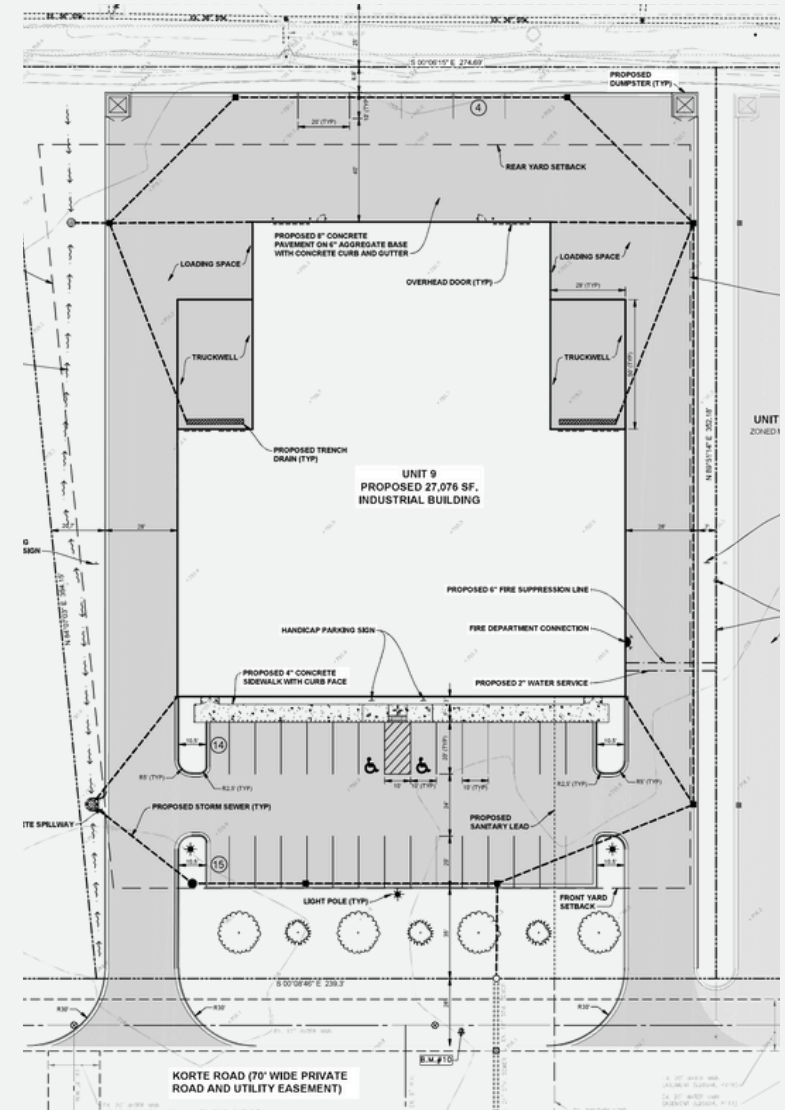
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Floorplan:



Site Plan:

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