

- Prime 12,000 square foot building available
- One (1) 15-ton crane with 200' of run
- Clear span warehouse
- 29' clear height to the joist with 22' clear height under hook
- One (1) 14'x16' grade level door with concrete parking lot
- 160' run of buss duct
- 3 phase, 240/480volt, 600amp power
- Brand new roof 2025!
- LED lighting
- Potential to add a truckwell
- Immediate occupancy!
- Sale Price: Contact Broker
- Lease rate: \$7,450/per month NNN

Burger & Company

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 38345 W. 10 Mile Road, Suite 100
 Farmington Hills, MI 48335

FOR SALE/LEASE

8460 Ronda Drive
Canton, MI



BUILDING SPECIFICATIONS

Location	Haggerty & Joy Road	Total Building Square Feet	12,000 SF
County	Wayne	Office Square Feet	1,400 SF
Zoning	LI - Light Industrial	Warehouse Square Feet	10,600 SF
Lot Size	1.43 Acres	Year Built	1975
Construction	Block/Steel	Roof	Brand new 2025!
Clear Height	29' to joist/22' under crane	Grade Level Doors	One (1) 14'x16'
Cranes	One (1) 15-ton	Dock Doors	Potential to add
Lighting	LED	Power	3phase/240-480v/600 amps
Heating	Radiant heat	Signage	Yes
Warehouse A/C	No	Restrooms	Yes
Buss Duct	Yes (160' of run)	Freestanding	Yes
Parking	+/- 23 Spaces	Net Charges	\$2.22/SF

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Lease Rate	\$7.45 PSF
Monthly	\$7,450.00
Lease Type	NNN
Availability	Immediate Occupancy!
Net Charges	\$2,220.00
Sale Price	Contact Broker

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OFFICE IMAGES



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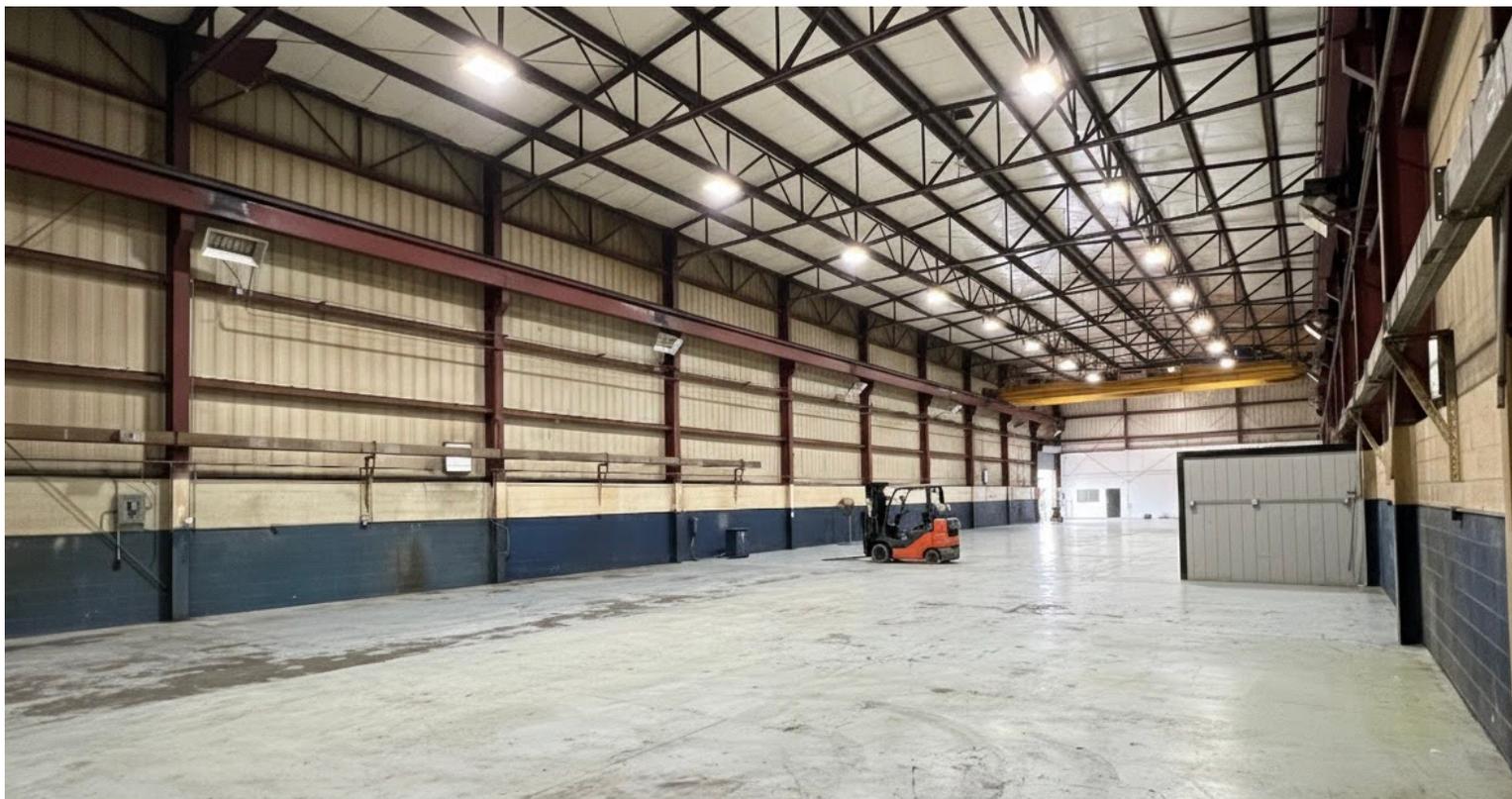
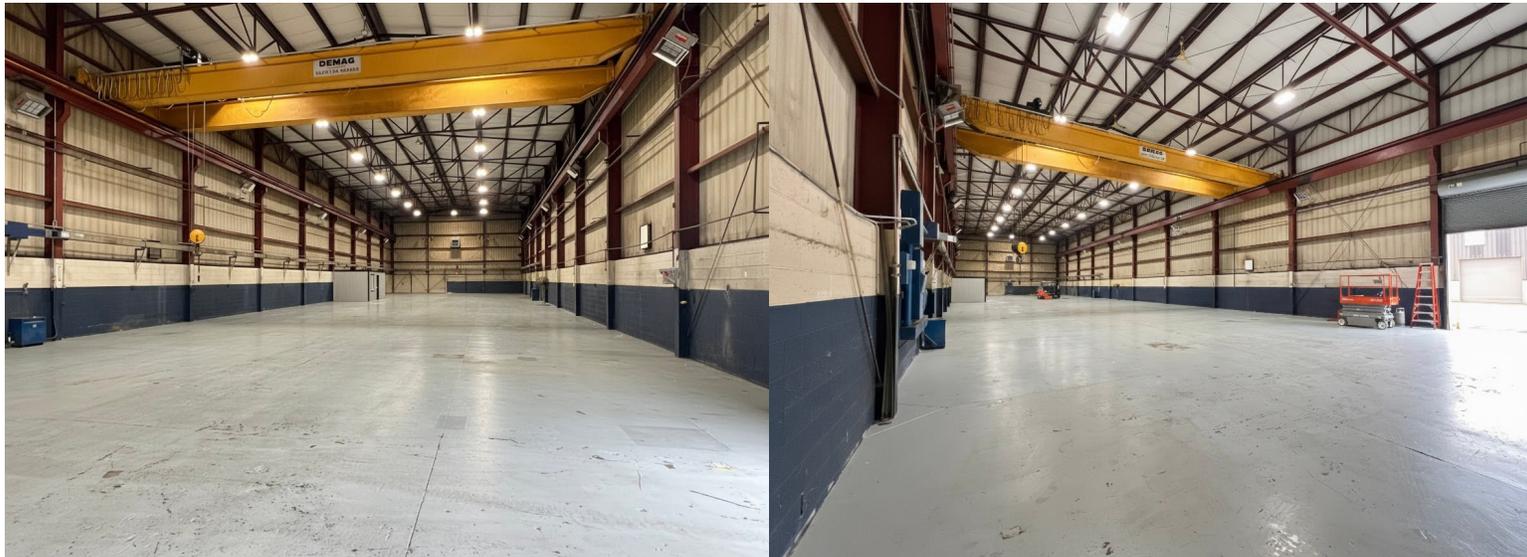
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WAREHOUSE IMAGES



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AERIAL OF NEW ROOF



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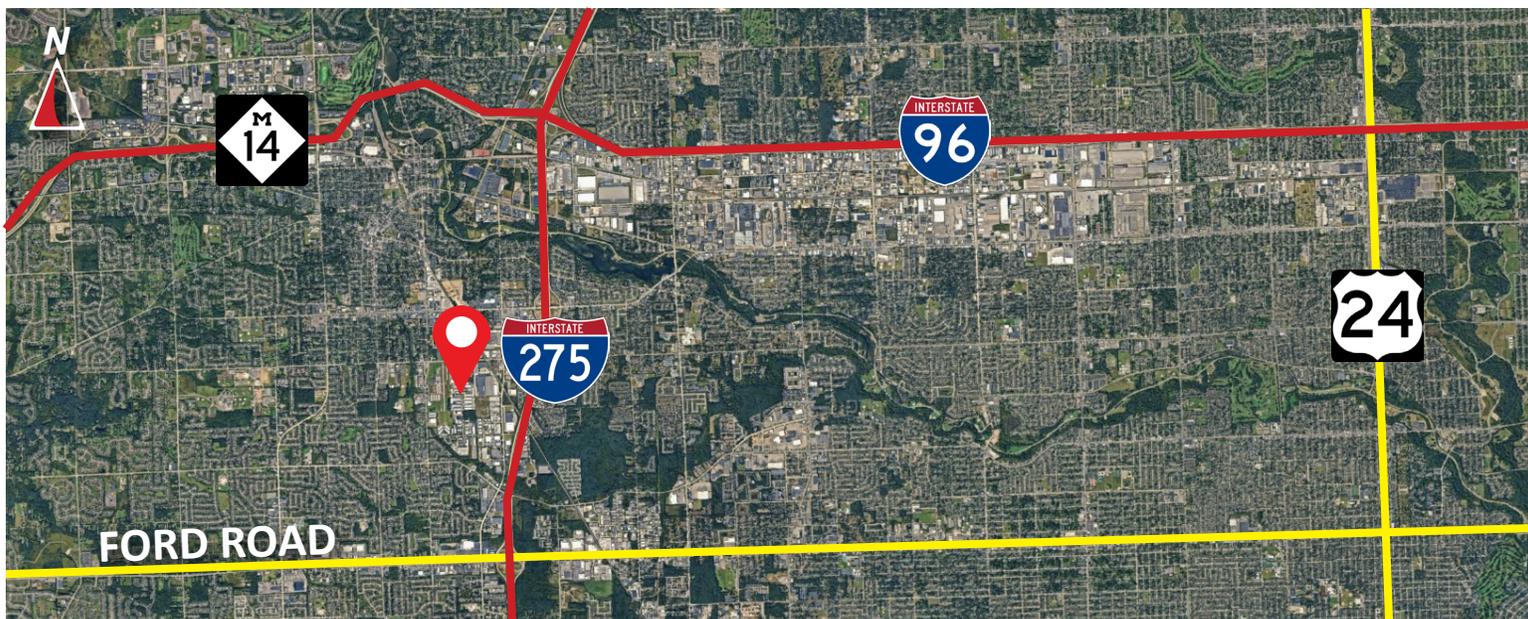
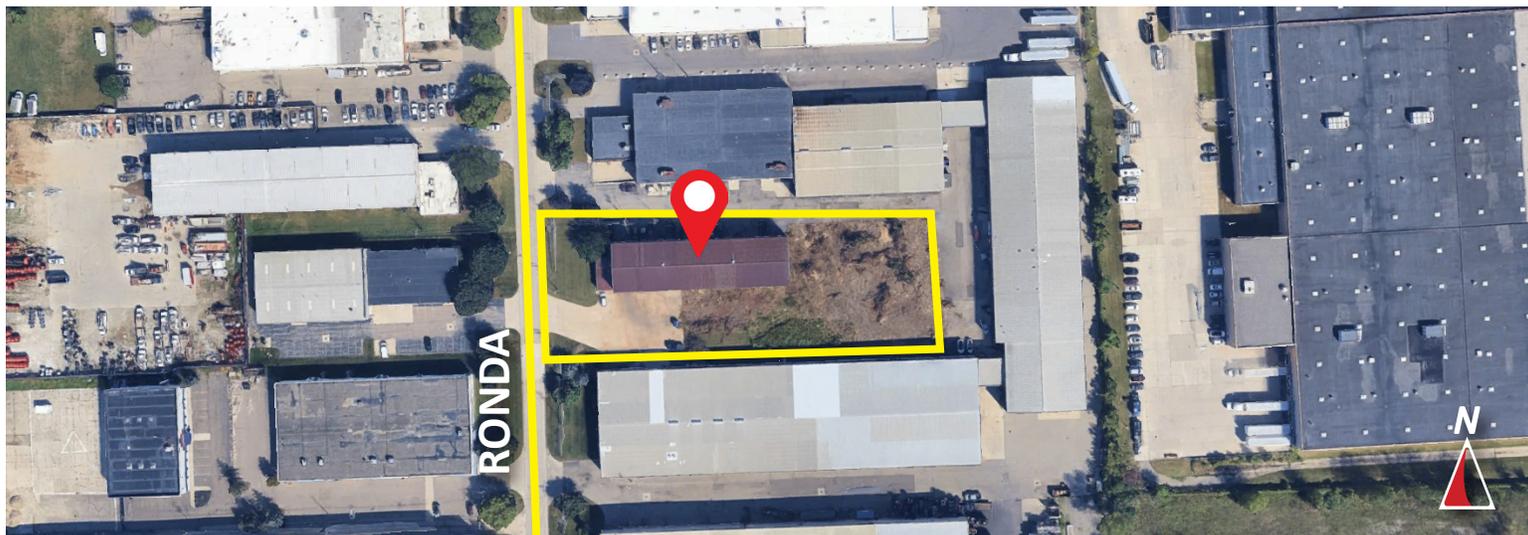
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AERIAL / LOCATION MAP



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