

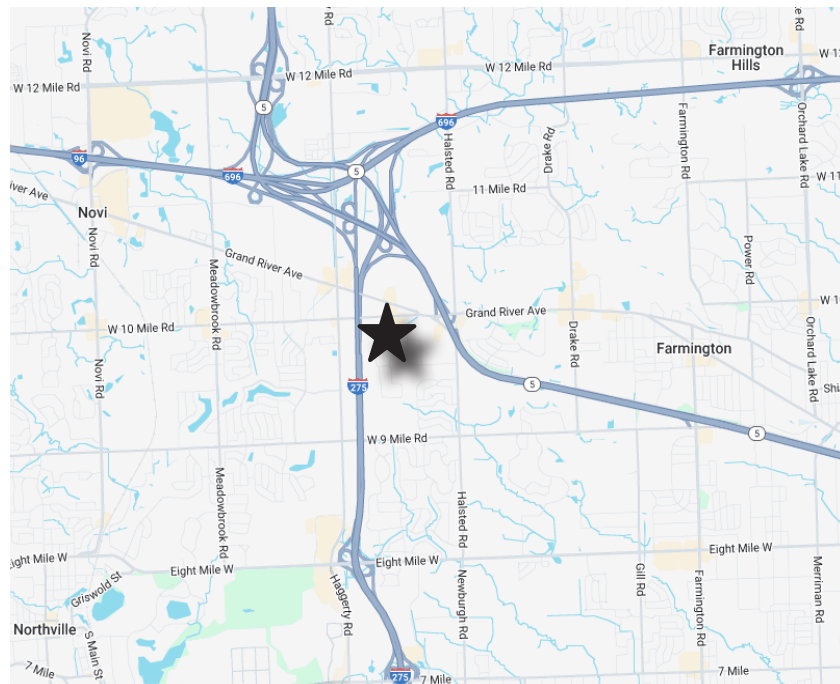
**FOR LEASE**

**23680 Research Drive  
Farmington Hills, MI 48335**



## **SPACE HIGHLIGHTS**

- 22,552 SF warehouse
- 500 SF office
- Clear span with 42' ceiling height
- 6 (14' x 16') grade level doors
- 10 and 20-ton cranes
- Power: 1000 amps / 480v
- 48 parking spaces
- Fenced in lot
- Close to major area freeways
- Lease rate: \$7.95/SF NNN

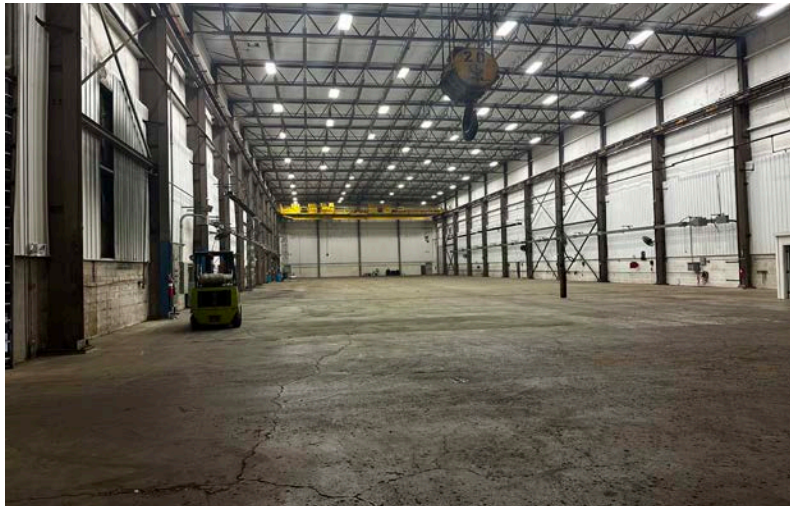


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## PROPERTY INFORMATION

|                                   |  |
|-----------------------------------|--|
| Address                           | 23680 Research Drive<br>Farmington Hills, MI 48335 |
| Total Building Area               | 22,552 SF  |
| Office Area                       | 500 SF   |
| Industrial Area                   | 22,052 SF  |
| Primary Use                       | Warehouse  |
| Property Class                    | B  |
| Year Built/Renovated              | 1972   |
| Roof                              | Metal  |
| Total Acreage                     | 2.15   |
| Auto Parking                      | 20+ surface spaces                                 |
| Loading                           | 3 grade level doors                                |
| Zoning                            | LI-1   |
| Construction                      | Block, metal siding                                |
| Outside Storage / Trailer Staging | Available, unmarked                                |
| Ceiling Height                    | 45'  |
| Industrial Area HVAC              | Radiant heat                                       |
| Industrial Area Lighting          | LED  |
| Power                             | 1000a / 480v                                       |
| Fire Suppression                  | None   |
| Cranes                            | 1 10-ton, 1 20-ton                                 |
| Asking Rate                       | \$7.95/SF NNN                                      |
| Operating Expenses                | +/- \$1.25/SF                                      |

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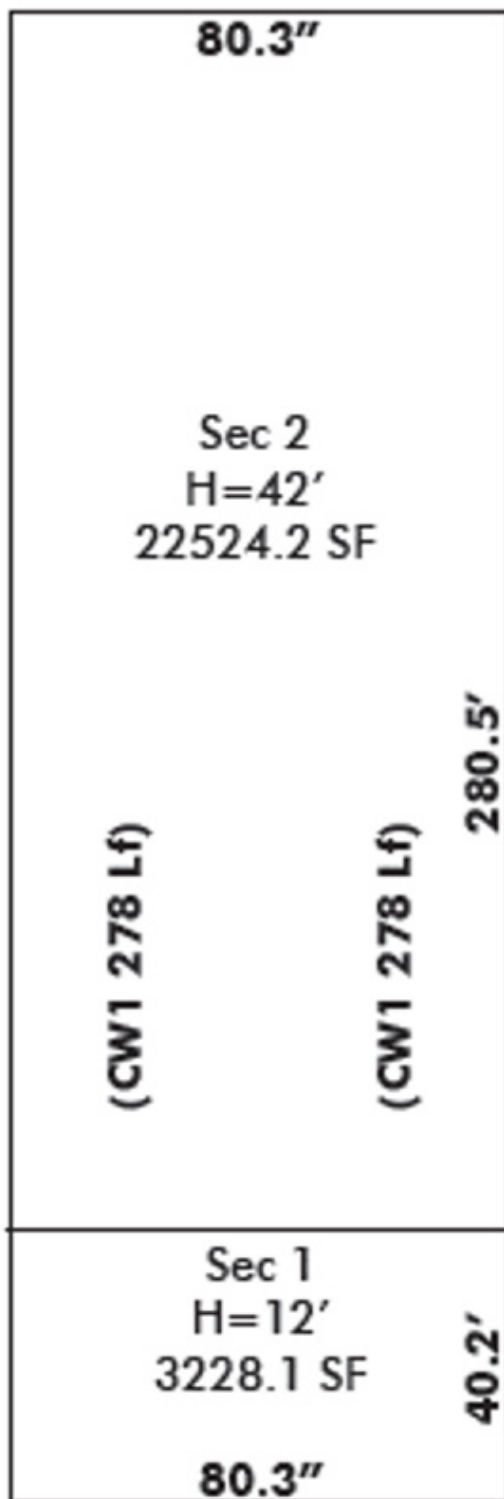
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**CUSHMAN &  
WAKEFIELD**

**FLOOR PLAN**



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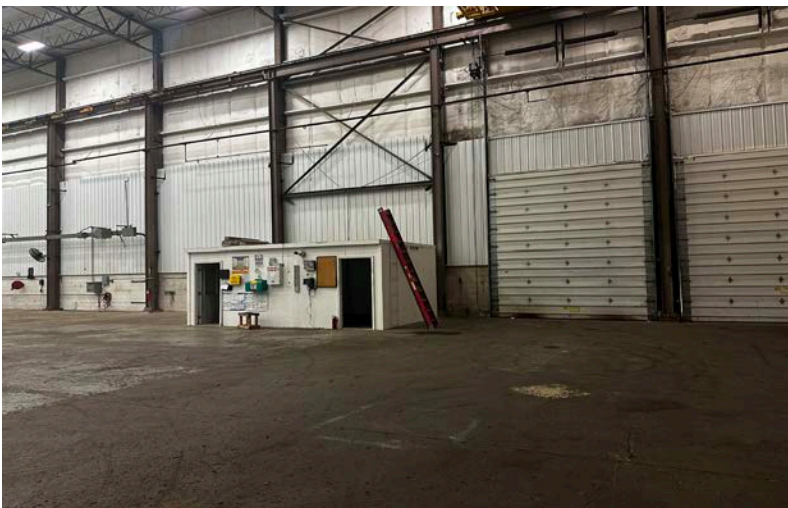
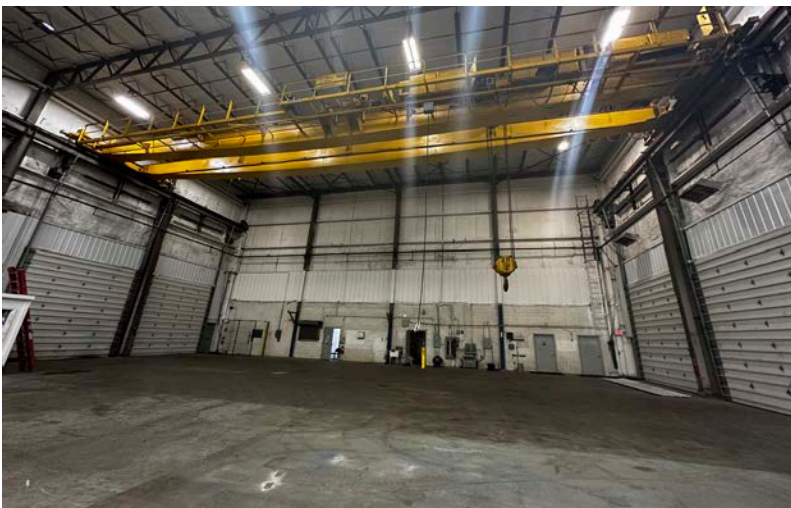
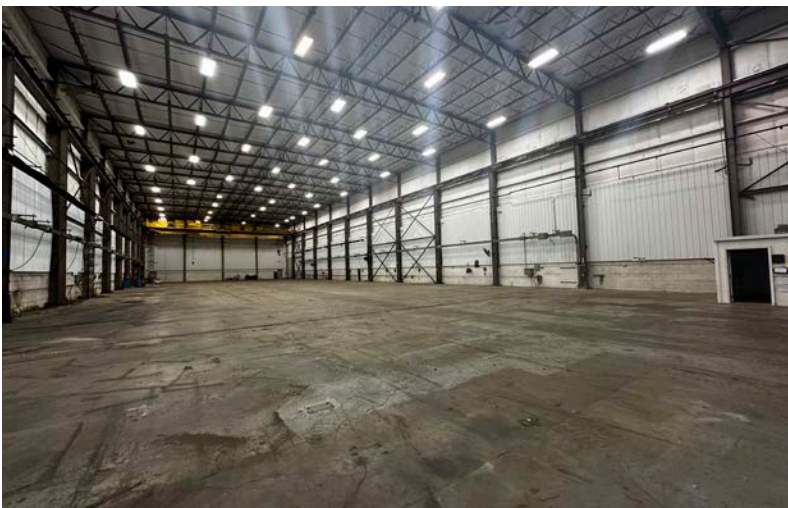
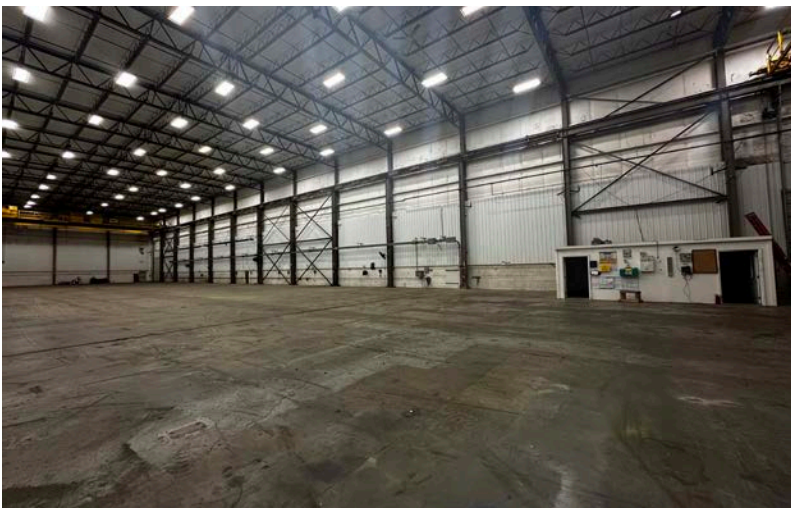
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## PHOTOS



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## AERIAL



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