

FOR LEASE

23680 Research Drive
Farmington Hills, MI 48335

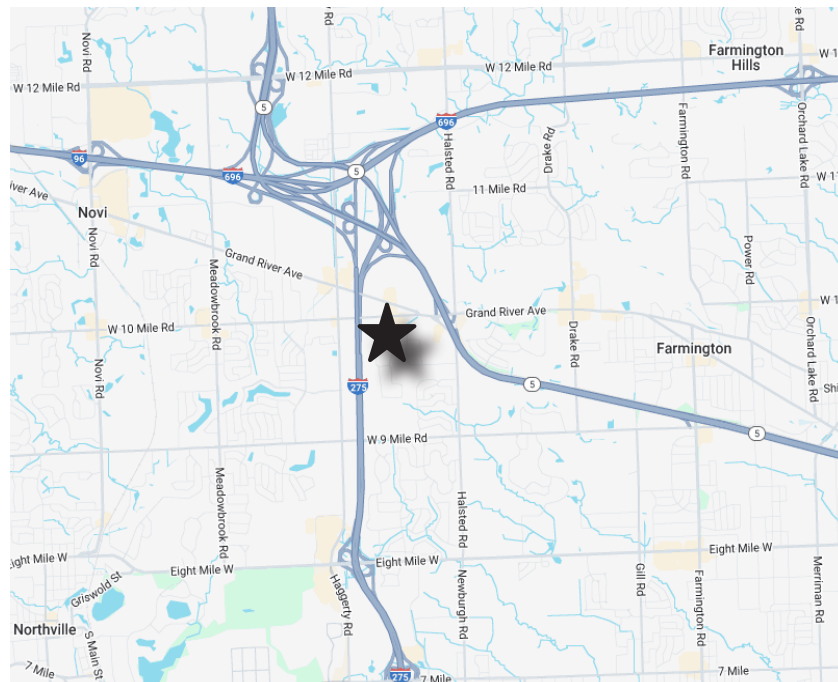


**CUSHMAN &
WAKEFIELD**



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



KYLE PASSAGE

DIRECTOR

+1 248 358 6113

kyle.passage@cushwake.com

STEVE KOZAK

DIRECTOR

+1 248 358 6107

steve.kozak@cushwake.com

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PROPERTY INFORMATION

Address	23680 Research Drive 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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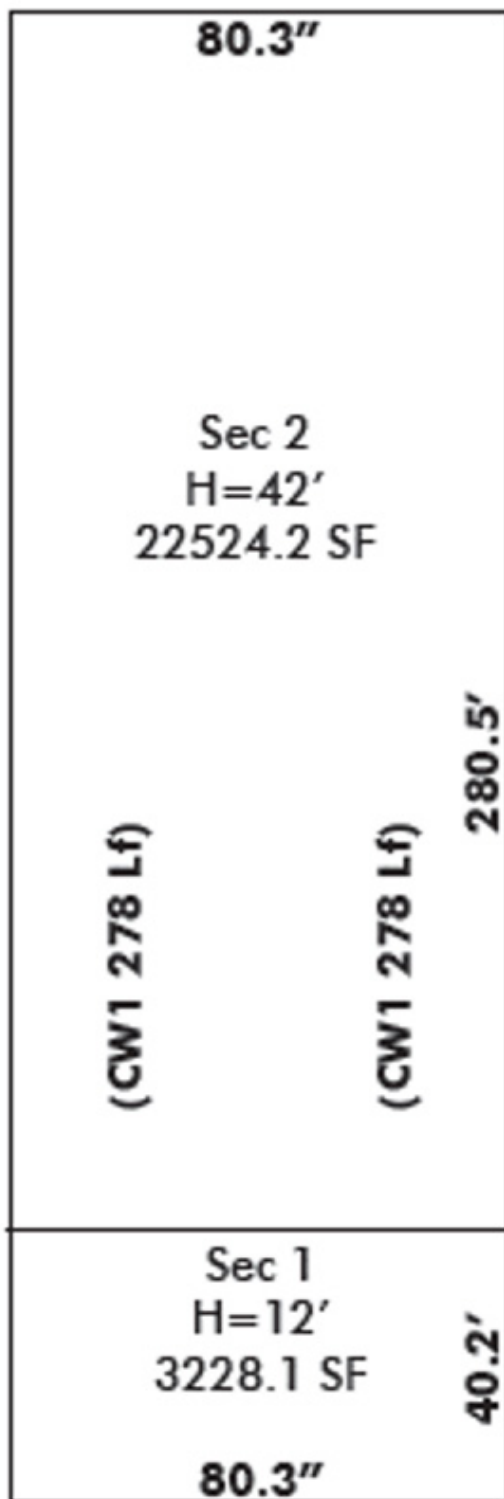
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FLOOR PLAN



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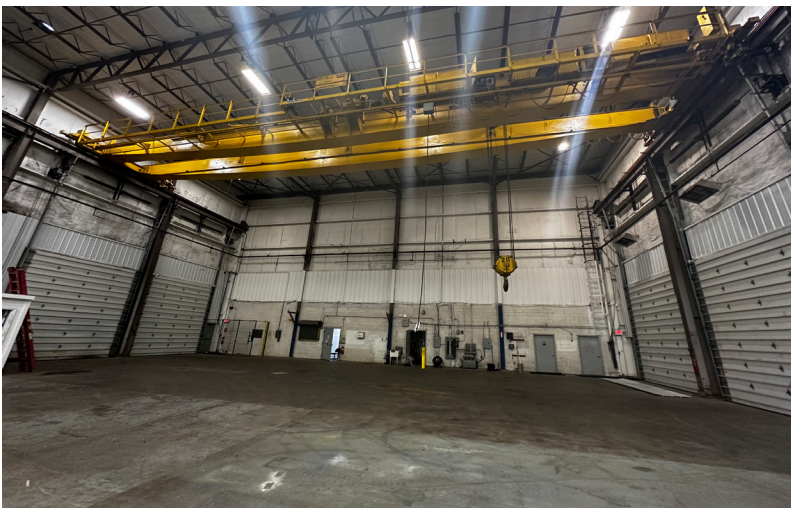
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PHOTOS



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AERIAL



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DIRECTOR
+1 248 358 6113
kyle.passage@cushwake.com

STEVE KOZAK
DIRECTOR
+1 248 358 6107
steve.kozak@cushwake.com

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