

FOR SALE OR LEASE

**8464 Ronda Drive
Canton, MI 48187**

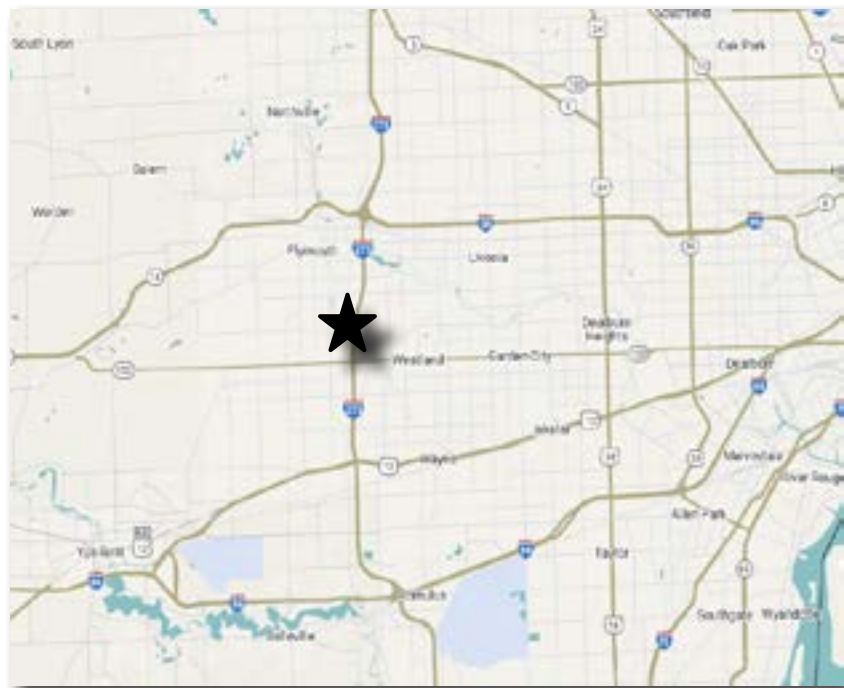


**CUSHMAN &
WAKEFIELD**



SPACE HIGHLIGHTS

- 38,462 SF with +/- 2,500 SF of office
- (One) 1 dock, ability to add additional dock door
- Two (2) 12' x 14' overhead doors
- 1500a/120-240v/3p (buss duct)
- LEDs in warehouse
- Cambridge ventilation system
- 50 surface parking spaces, additional spaces possible
- 21' ceiling clearance
- Close proximity to I-275



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PROPERTY INFORMATION

Address	8464 Ronda Drive Canton, MI 48187
Total Building Area	38,462 SF
Office Area	+/- 2,500 SF
Industrial Area	35,962 SF
Primary Use	Warehouse/distribution
Property Class	C
Year Built/Renovated	1977 / 2021 / 2024
Roof	Membrane and metal seam
Auto Parking	50 surface spaces, additional possible
Loading	One (1) dock (ability to add additional dock door), (2) 12'x14' overhead doors
Zoning	L-1 (Light Industrial)
Construction	Masonry and steel panel
Outside Storage / Trailer Staging	None
Ceiling Clearance	21'
Industrial Area HVAC	Partial HVAC / Cambridge ventilation
Industrial Area Lighting	LED
Power	1500a/120-240v/3p (buss duct)
Fire Suppression	Ordinary hazard
Cranes	None
Asking Rate	\$7.25/SF NNN
Operating Expenses	\$2.20/SF
Pricing	See broker

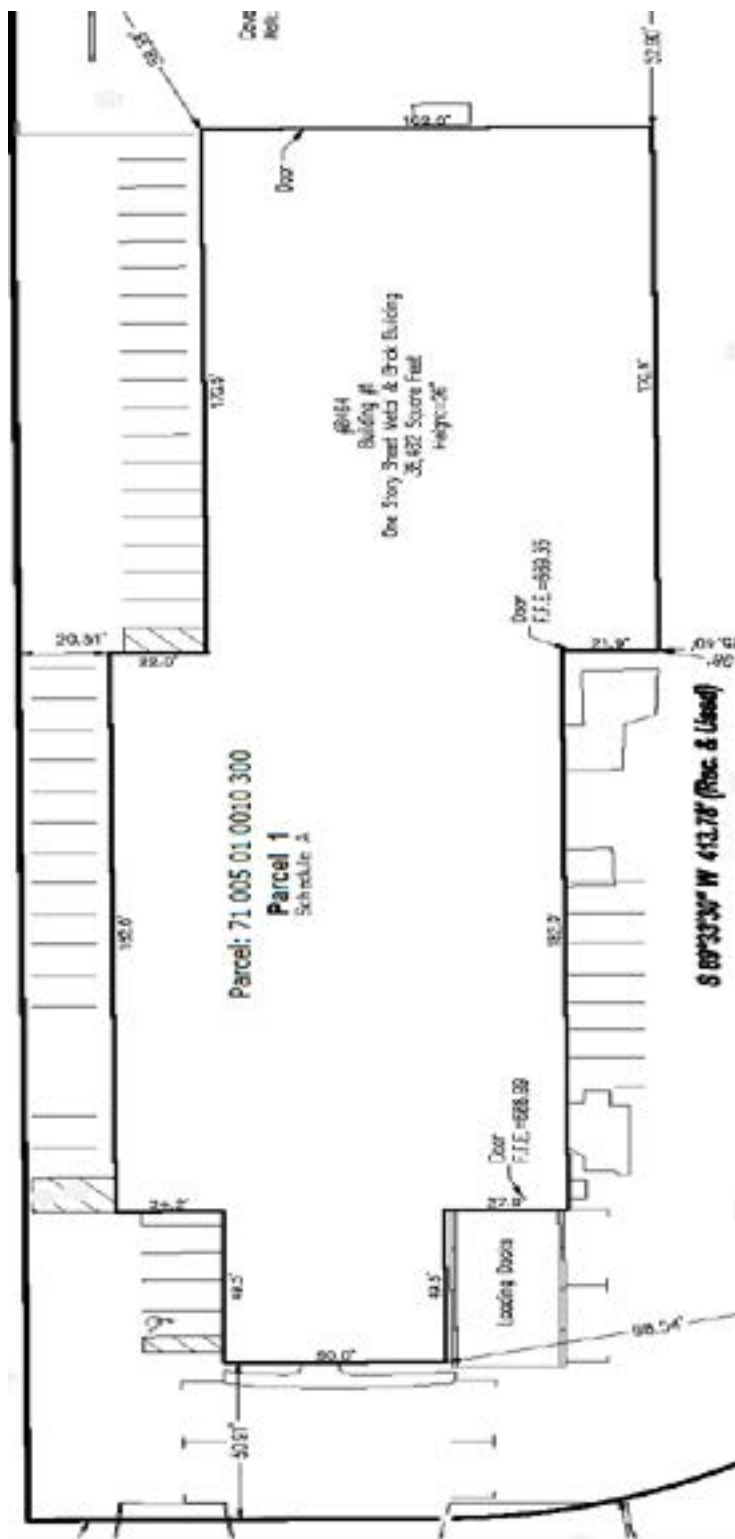
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SURVEY



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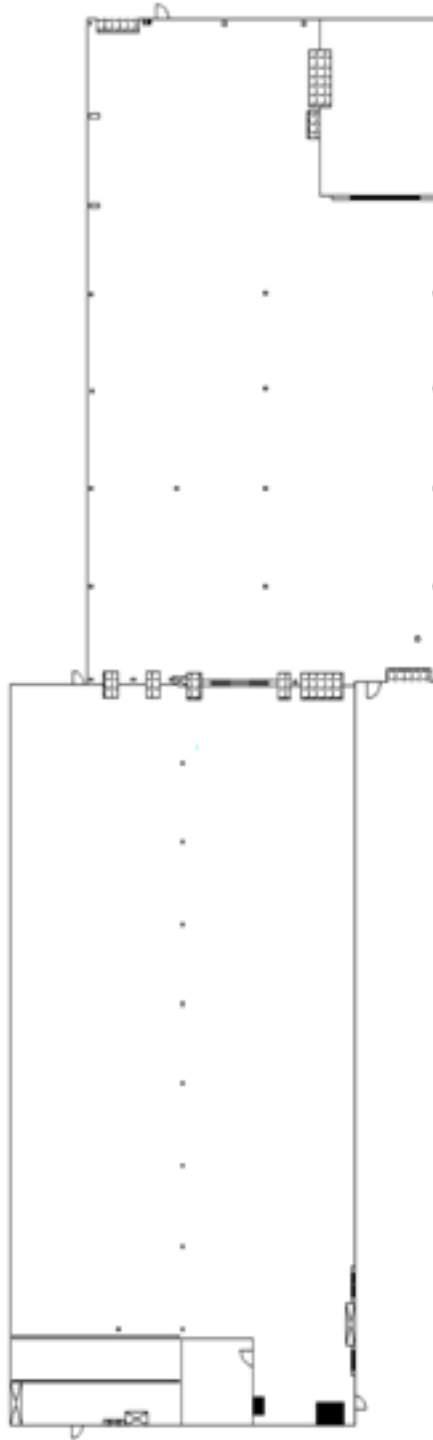
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FLOOR PLAN



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PHOTOS



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