

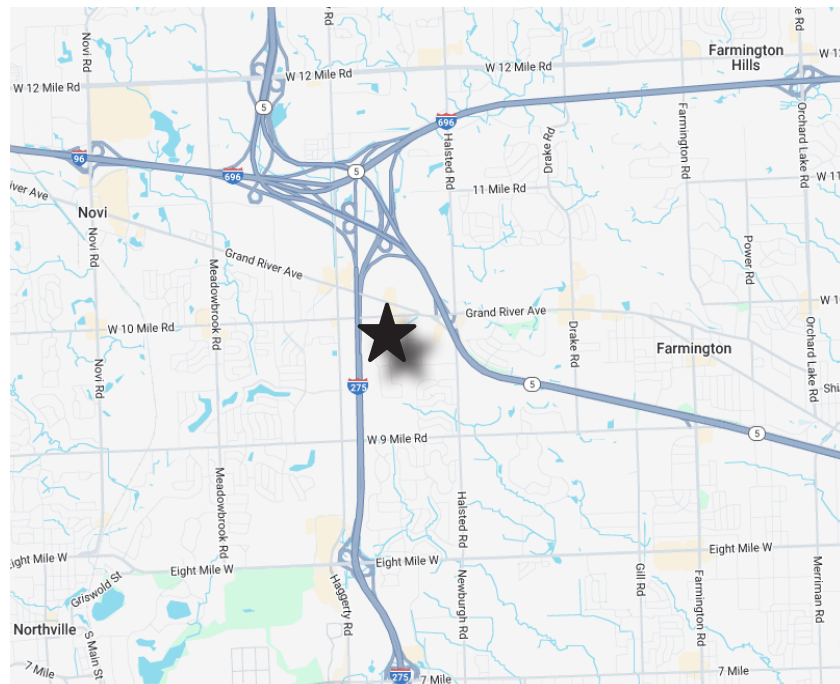
FOR SALE OR LEASE

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



SPACE HIGHLIGHTS

- 25,752 SF warehouse
- 3,228 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
- Sale price: \$3,200,000 (\$124/SF)



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PROPERTY INFORMATION

Address	23680 Research Drive Farmington Hills, MI 48335
Total Building Area	25,752 SF
Office Area	3,228 SF
Industrial Area	25,252 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
Asking Price	\$3,200,000 (\$124/SF)

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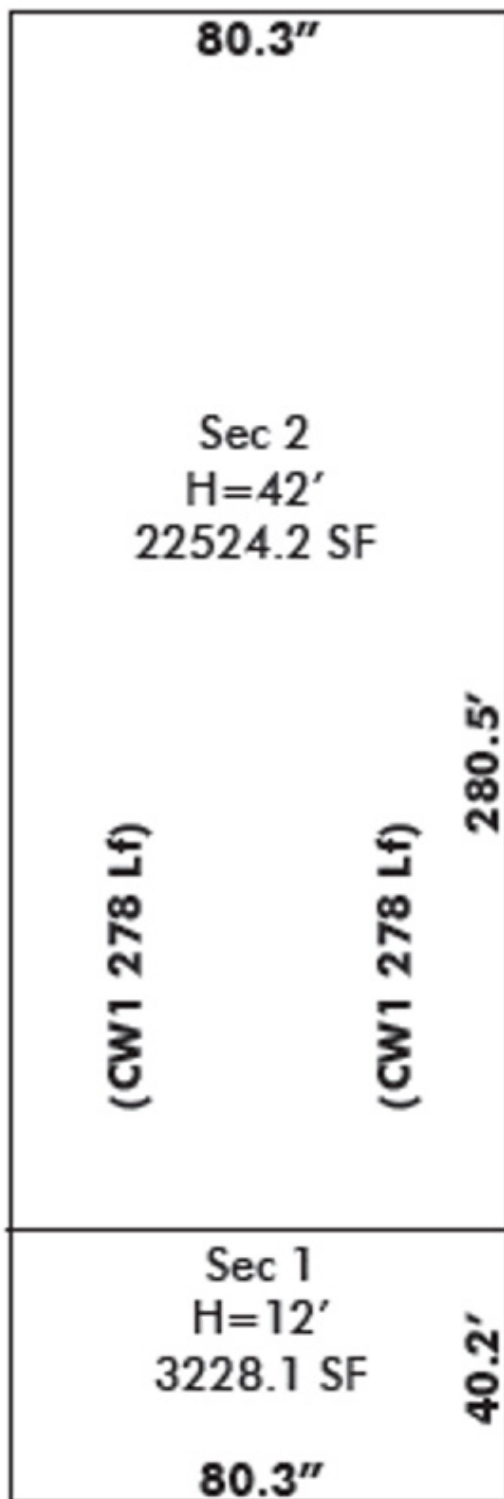
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CUSHMAN &
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FLOOR PLAN



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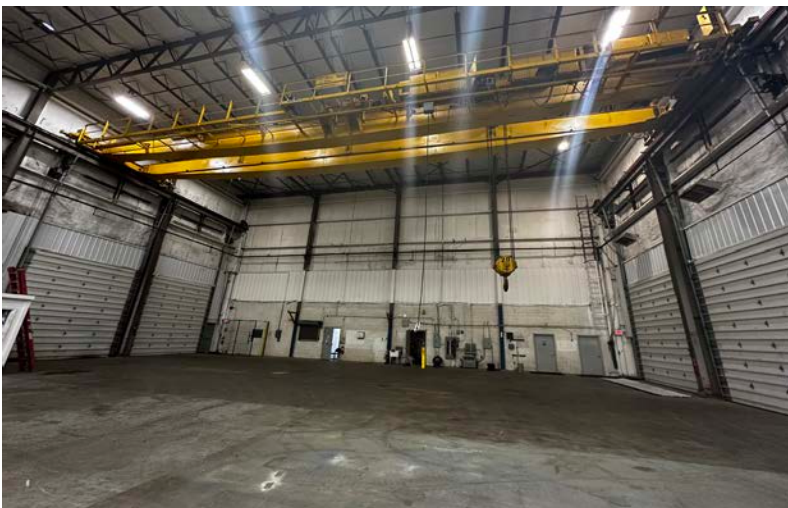
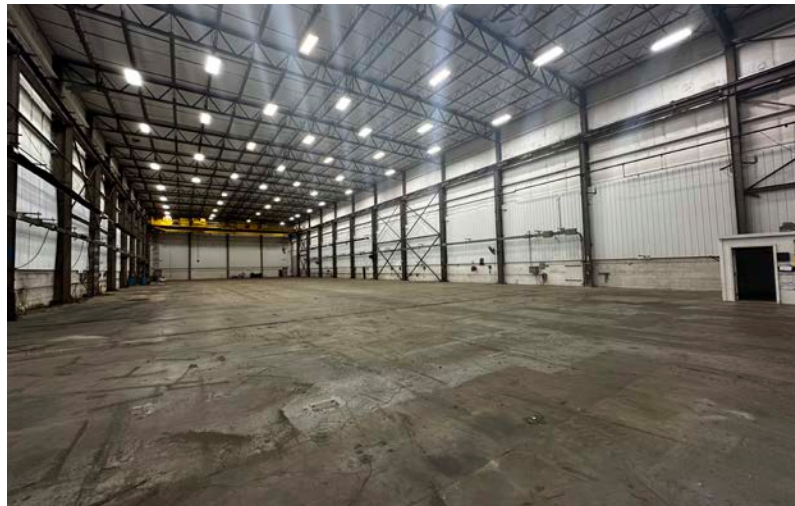
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**CUSHMAN &
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PHOTOS



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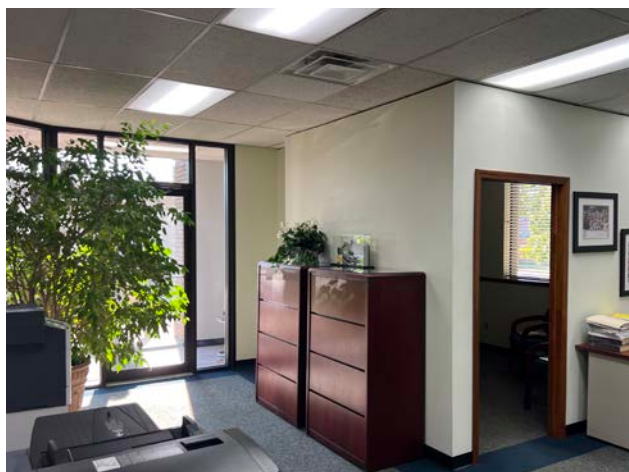
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