

FOR LEASE

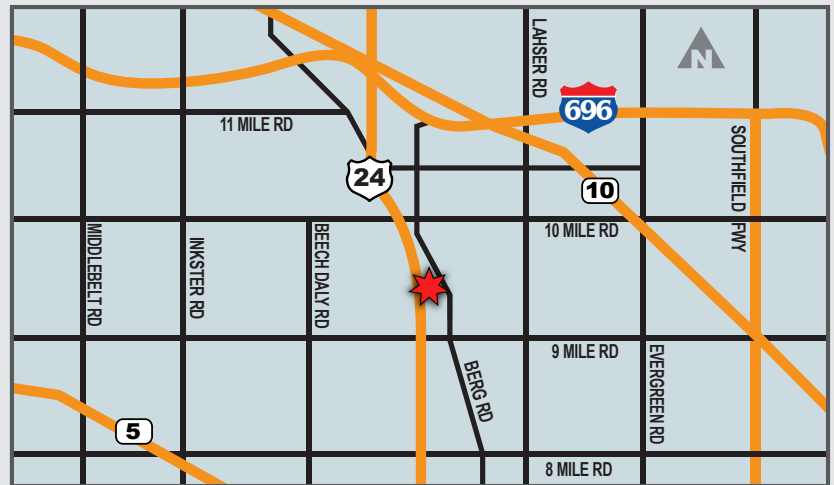
23690 & 23812 TELEGRAPH ROAD
SOUTHFIELD, MICHIGAN

MAIN ROAD EXPOSURE & SIGNAGE TO OVER 100,000 VPD



PROPERTY FEATURES

- 7,212 SF & 7,760 SF
- Many Possible Uses:
Industrial, Retail, Automotive, Office
- Truckwell and Grade Level Loading
- High-End Custom Finishes Throughout
- High-Image Facilities,
Main Road Exposure/Signage
- Over 100,000 VPD on Telegraph at 9 Mile Rd
- Centrally Located to All Freeways



FOR DETAILS CONTACT

Scott Lyons
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(248) 567-8002

Jon Savoy, CCIM, SIOR
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(248) 567-8000

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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31440 Northwestern Highway, Suite 130 | Farmington Hills, Michigan, 48334 | 248.351.3500 | lee-associates.com

FOR LEASE

23690 TELEGRAPH ROAD
SOUTHFIELD, MICHIGAN



23690 Telegraph Road, Southfield, MI

PROPERTY TYPE:	Flex/Industrial
TOTAL SF:	7,760
OFFICE SF:	1,600
FLEX/INDUSTRIAL SF:	6,160
TRUCKWELLS:	None
GRADE LEVEL	2
LAND SIZE:	.62 Acres (85' x 327')
ZONING:	I-1
MARKET:	SE Michigan
SUBMARKET:	I-96
COUNTY:	Oakland
SPRINKLER:	No
CONSTRUCTION TYPE:	Masonry
POWER:	440V 3 Phase
COMMENTS:	Additional equipment may be purchased with property including compressors, CNC machine, dust collectors.

PROPERTY PRICING

TRANSACTION TYPE:	Lease
ASKING LEASE RATE:	\$10.00 PSF NNN

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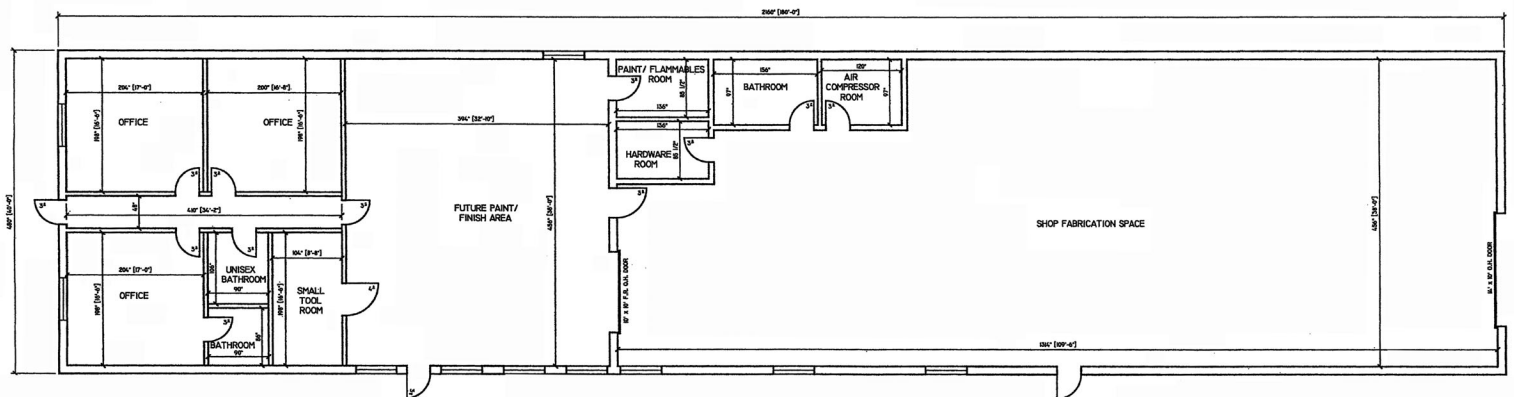
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23690 TELEGRAPH ROAD
SOUTHFIELD, MICHIGAN

23690 TELEGRAPH ROAD

7,760 SF, 1,600 SF OFFICE



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FOR LEASE

23812 TELEGRAPH ROAD
SOUTHFIELD, MICHIGAN



23812 Telegraph Road, Southfield, MI

PROPERTY TYPE:	Flex/Industrial
TOTAL SF:	7,212
OFFICE SF:	1,794
FLEX/INDUSTRIAL SF:	5,418
TRUCKWELLS:	1 (Exterior)
GRADE LEVEL	1
LAND SIZE:	.44 Acres (60' x 327')
ZONING:	I-1
MARKET:	SE Michigan
SUBMARKET:	I-96
COUNTY:	Oakland
SPRINKLER:	No
CONSTRUCTION TYPE:	Masonry
POWER:	440V 3 Phase
COMMENTS:	Properties may be leased individually or combined. Paint booth may be leased with the property or removed.

PROPERTY PRICING

TRANSACTION TYPE:	Lease
ASKING LEASE RATE:	\$10.00 PSF NNN

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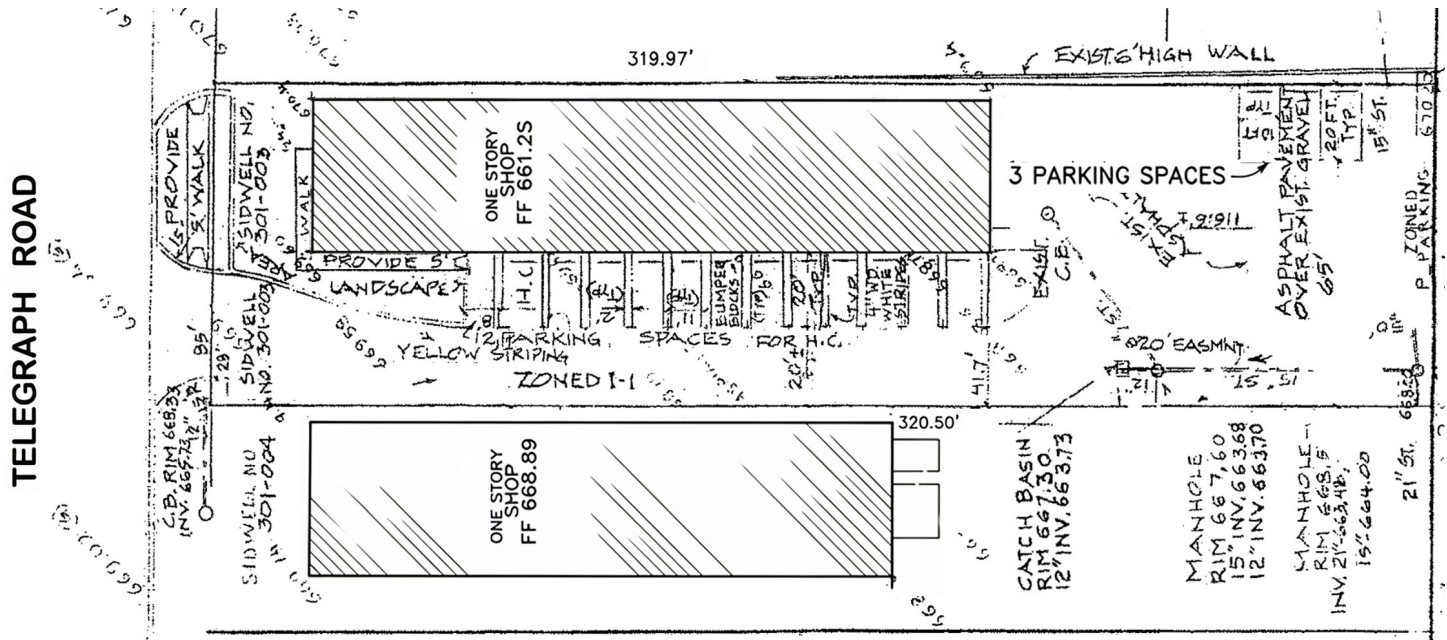
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23690 & 23812 TELEGRAPH ROAD
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23690 & 23812 TELEGRAPH ROAD SITE PLAN



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