



L. MASON CAPITANI

CORFAC INTERNATIONAL



FOR LEASE
35,495 SQUARE FEET
ARMADA, MICHIGAN

FOR MORE INFORMATION:

Joe DePonio, III, SIOR

248.637.3513

JDePonio@Lmcap.com

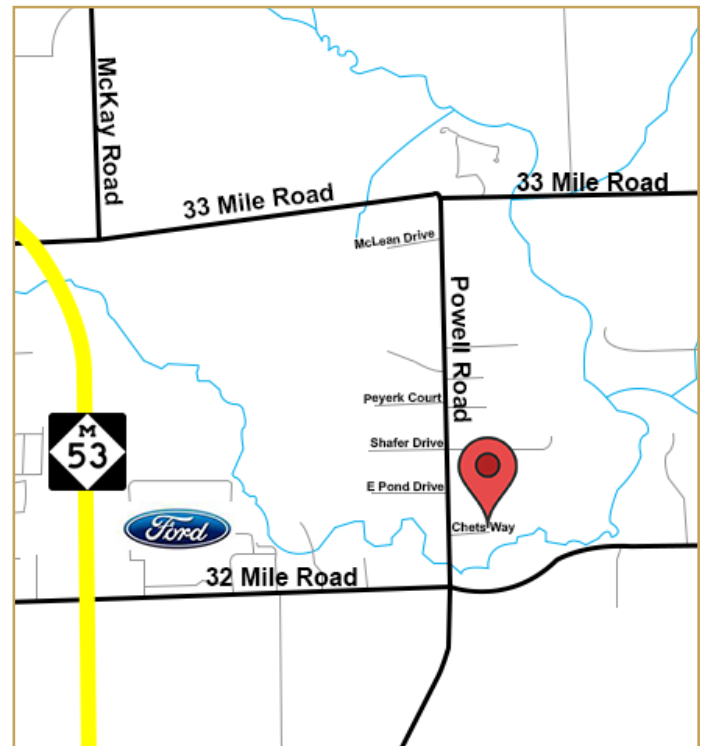
PROPERTY FEATURES:

- Newer Construction
- 2,450 SF Office Space is Finish-to-Suit
- High Efficiency Lighting
- Two Exterior Truckwells
- Excellent Warehouse Distribution Facility
- Seconds to M-53

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248.637.9700 | www.Lmcap.com



CORFAC INTERNATIONAL

2301 West Big Beaver
Suite 950
Troy, MI 48084-3329

(248) 637-9700
Facsimile (248) 637-9897
www.Lmcap.com

EXTERIOR SITE DATA



CLASSIFICATION: Industrial Building

LOCATION: 15325 Chets Way

CITY: Armada

TOTAL SF 35,495 AVAILABLE SF 35,495

INTERSECTION: 32 Mile Rd & Powell FACTORY: 33,045 OFFICE: 2,450

COUNTY: Macomb FREE STANDING: Yes AGE: 1995

ACREAGE: 2.08 FRONTAGE: DEPTH:

PARKING: 45 EXPANDABLE: STORAGE:

RAILSIDING: X-WAY DISTANCE: Seconds to M-53 ZONING: IND

INTERIOR SITE DATA

CLEARANCE MIN: 22 MAX: 22 BAY SIZE: 78' LAVATORIES: 4

CRANES: CRANE LIST: UNDERHOOK:

POWER: 208/240 AMPS: 400 BUSS: LIGHTS: High Efficiency

TRUCKWELL: (int) + (ext) 2 GRADE DOOR: (3) 12'x14'

HEATING: Gas Forced Air A/C: Office Only SPRINKLERED:

AIRLINES: COMPRESSOR: FLOOR DRAINS:

ECONOMIC DATA

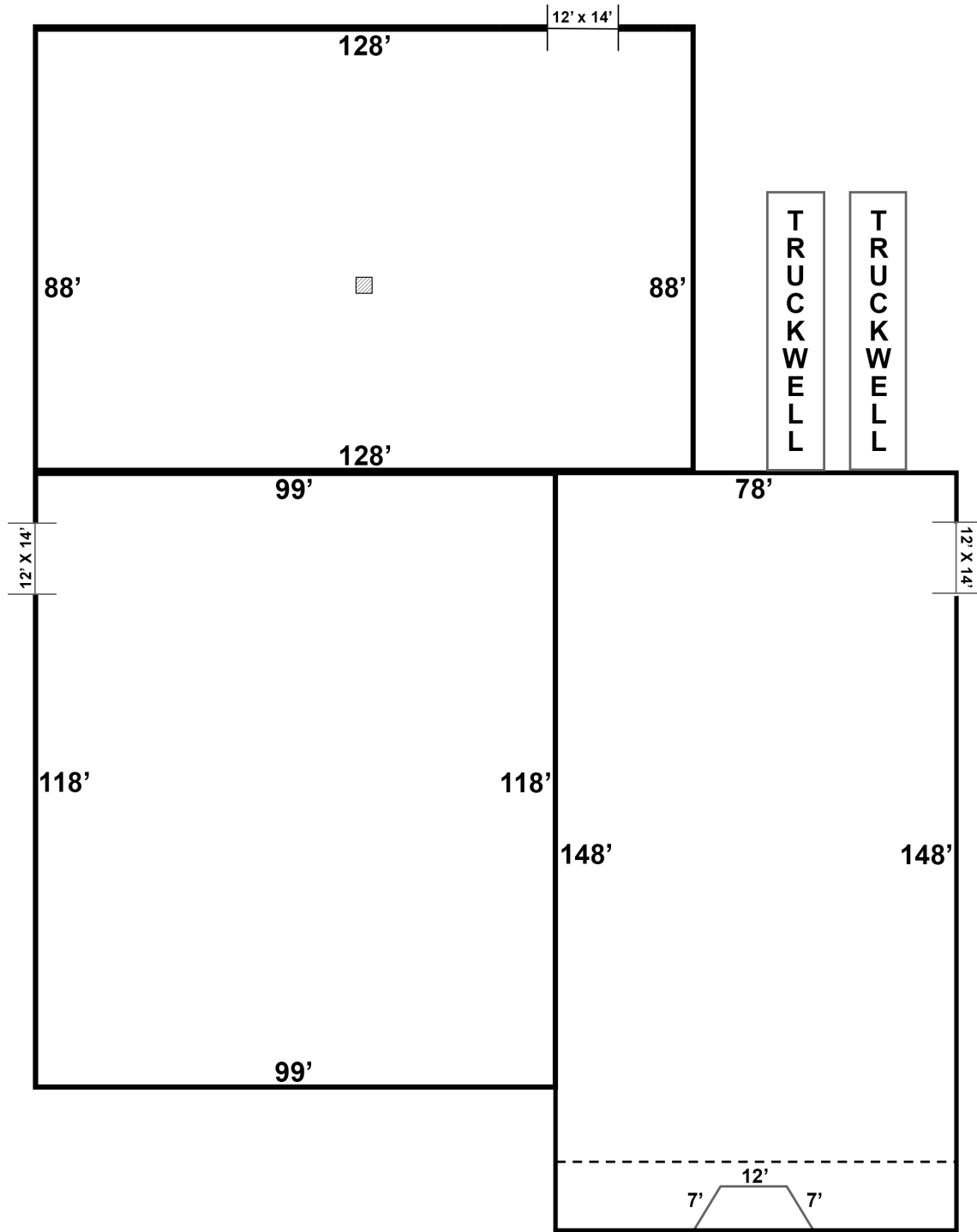
SALE PRICE: PRICE/SF.:

LEASE: \$6.50 Gross LEASE/MONTH: \$19,226.46 TAXES:

ADDITIONAL INFORMATION: Excellent warehouse and distribution facility. Newer Construction. The office square footage noted above of 2,450 sf is proposed and can be constructed to suit Tenant's requirements. Incoming power can be upgraded.

AGENT: J. DePonio

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sale, change of price or withdrawal



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Floor Plan

15325 Chets Way
Armada, MI

34,495 RSF

(Drawing Not to Scale)