



Industrial For Sale

Property Name:

Location: 34500 Klein Road

City, State: Fraser, MI

Cross Streets: 15 Mile & Kelly

County: Macomb

Zoning: IR

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 14,150

Available Sq. Ft.: 14,150

Building Type:

Built

Available Shop Sq. Ft.: 10,800

Available Office Sq. Ft.: 3,350

Mezzanine: 2,000

Office Dim: N/A

Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 15'

Grade Level Door(s): 3: 14 x 14, 10 x 10

Truckwells or Docks: 0

Exterior Construction: Face Brick

Structural System: Block/Steel

Air-Conditioning: 100%

Heating: Radiant Tube

Availability: 30 days

Power (Amps/Volts): 1000 Amps, 480 Volts, Buss Duct

Freestanding: Yes

Rail: No

Security: Yes

Interior: N/A

Lighting: T-8

Bay Sizes: 180' x 60'

Restrooms: Yes

Cranes: Yes, 5 - Ton Jib

Parking: Heavy

Year Built: 1970

Sprinklers: No

Signage: None

Exterior: N/A

Roof: N/A

Floors: N/A

Floor Drains: No

Acreage: 0.990

Land Dimensions: 135 x 320

PRICING INFORMATION

Sale Price: \$640,000 (\$45.23/sqft)

Taxes: \$10,337.00 (2015)

Parcel #: 11-32-126-004

Deposit: N/A

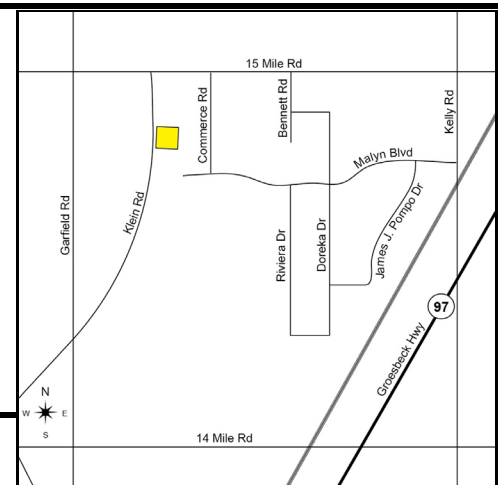
Options: N/A

TD: N/A

Assessor #: N/A

COMMENTS

Solid manufacturing facility with heavy power distributed throughout. Clear span 60' x 180' with direct access to Klein at either end. Compressed air. Can be combined with the 7,620 Sq.Ft. building next door.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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