

FOR SALE/LEASE

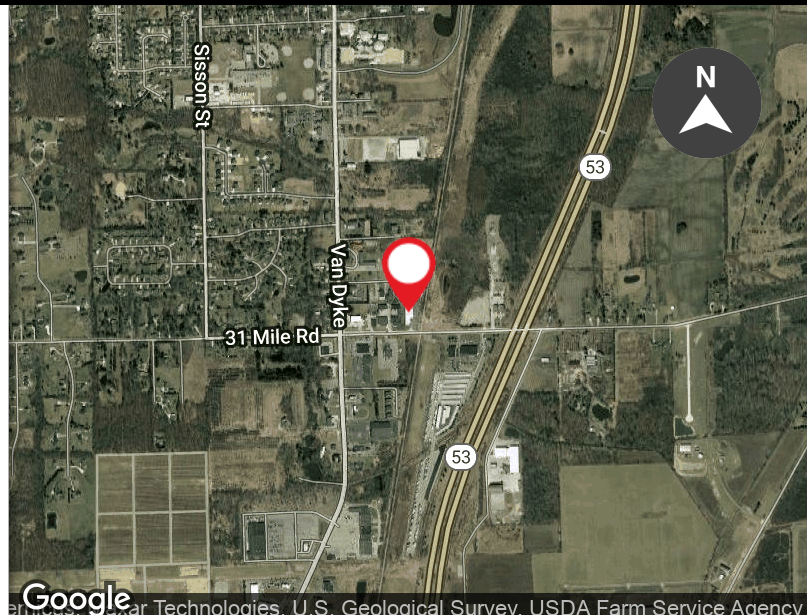
12475 31 MILE ROAD
WASHINGTON, MI 48095



LEASE RATE REDUCED

PROPERTY FEATURES:

- 8,950 SF available for lease
- Suite A is 8,950 SF at \$6.00 per foot
- Suite B, 8,778 square feet, is leased out for a three year term
- Low net charges of \$0.80 per foot
- High ceilings with truckwell and heavy power, former manufacturing
- Frontage to 31 mile and easy access to Van Dyke Expressway
- Entire property for sale, owner offering a land contract
- Asking sale price of \$1,329,600 or \$75 per foot



Google, Google Technologies, U.S. Geological Survey, USDA Farm Service Agency

FOR MORE INFORMATION PLEASE CONTACT:

LARRY SCHULTZ

larry.schultz@freg.com

248.324.2000

eCODE 146

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BUILDING SF:	17,728 SF
AVAILABLE SF:	8,950 SF
OFFICE SF:	1,900 SF
LAND SIZE:	1.35
COUNTY:	MACOMB
CROSS STREETS:	VAN DYKE AND 31 MILE RD

SITE

LAND (ACRES):	1.35
PARCEL NUMBER:	24-04-02-376-019
ZONING:	LIGHT INDUSTRIAL

GENERAL

PARKING SPACES:	AMPLE
PARKING RATIO:	N/A
PARKING TYPE:	SURFACE

PRICING & AVAILABILITY

ASKING PRICE	\$1,329,600
TAXES	\$9,382.63
OCCUPANCY:	MULTI OR SINGLE

BUILDING INFORMATION

TYPE:	INDUSTRIAL
CONSTRUCTION TYPE:	N/A
YEAR BUILT:	1976
STORIES:	1
LIGHTING:	METAL HALIDE
HEATING:	GAS FORCED
SPRINKLER:	NO
CLEAR HEIGHT:	17.0
RESTROOMS:	4
CRANES:	N/A
ELECTRICAL:	3000A 240V 3P
ELEVATORS:	N/A
# DOCKS/TRUCKWELLS:	1
# GRADE LEVEL DOORS:	1
DOOR DIMENSIONS (HXW):	14'H X 12'W

FOR MORE INFORMATION PLEASE CONTACT:

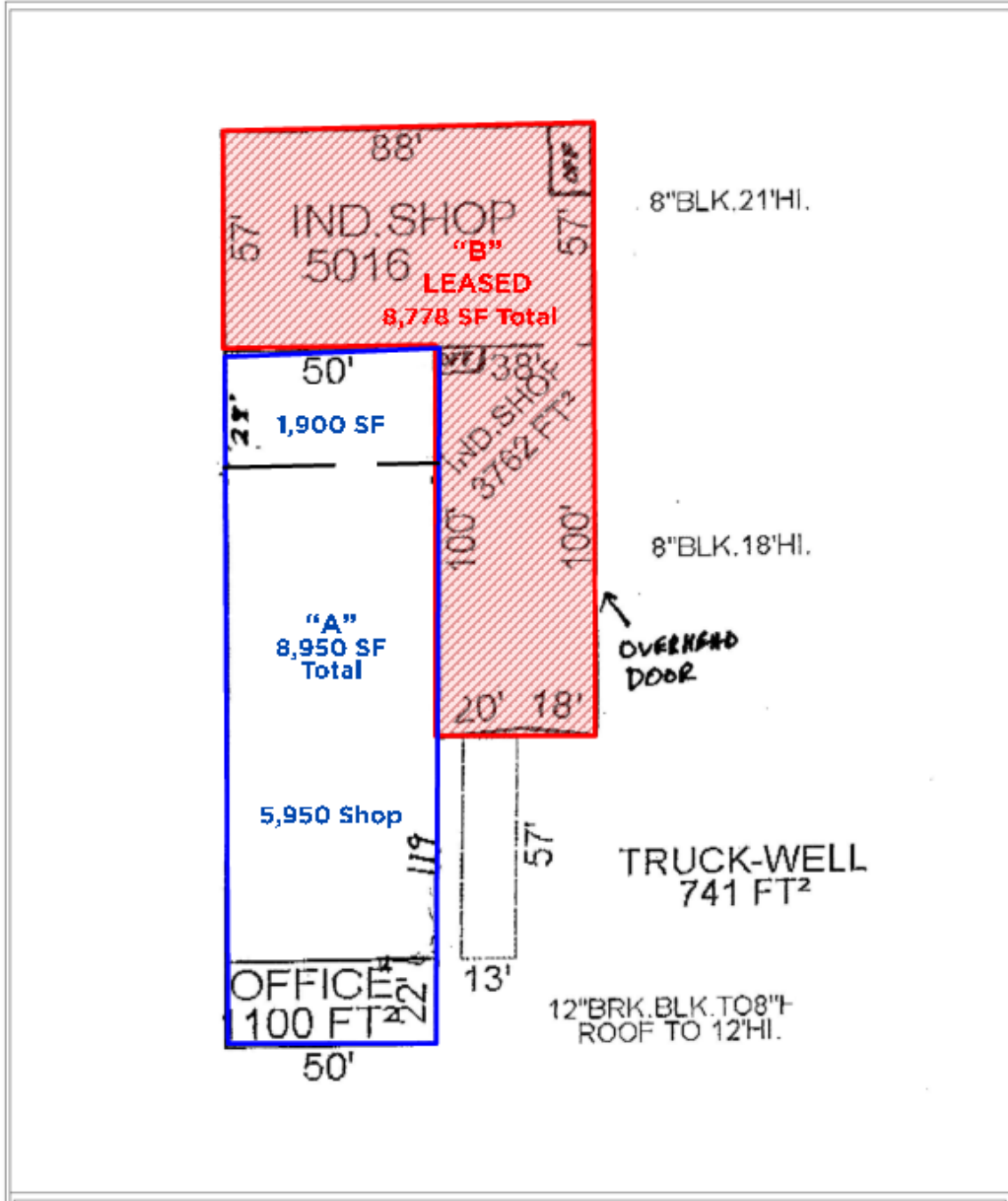
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