

4306 NORMANDY CT

ROYAL OAK, MI



FOR SALE / LEASE

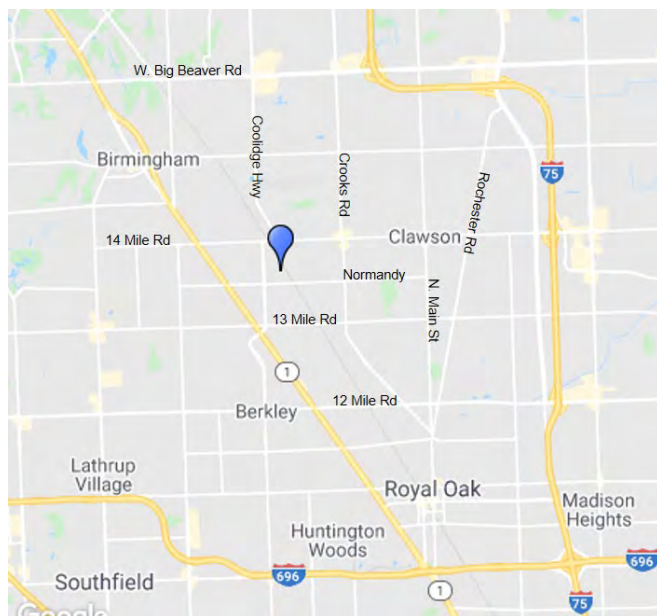
PROPERTY HIGHLIGHTS

- 53,346 Square Feet
- 26' Clearance
- 5 – Bridge Cranes (3 – 30 ton; 2 – 25 ton)
- 22' Under hood
- 4 Grade Level Doors
- Drive Through Capability

For more information, please contact:

GEOFF HILL
248.350.1492
ghill@ngkf.com

DAN LABES
248.357.6578
dlabes@ngkf.com



ngkf.com

27725 Stansbury Blvd., Suite 300, Farmington Hills, MI 48334

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Lease/Sale

4306 Normandy Ct Royal Oak, MI 48073



Pricing Information:

Lease Rate Range:	\$6.25-\$6.25 NNN
Lease Type:	NNN
Sale Price:	\$3,840,000
Price per sf:	\$71.98/sf
Real Estate Taxes psf:	\$0.87
Building Insurance psf:	\$0.00
CAM psf:	N/A

Property Details:

Total Building Area:	53,346 sf	Parcel ID:	25-05-153-014
Min/Max Available:	53,346 sf	Parking Description:	70
Office Area:	3,019	Rail Serverd:	No
Property Type:	General Industrial	Cranes:	Yes
Tenancy:	Owner-occupied	Heat:	Radiant
Year Built:	01/01/1993	Clear Height Min/Max:	26.0 '
Year Renovated:		Grade/Dock Doors:	4 / 0
Zoning:	Gen Ind	Sprinkler:	Yes
Site/Parcel Area:	2.90 acres	Power:	2,000 amps, 480 volt

Comments:

Outstanding manufacturing building for sale with 5-Bridge Cranes (3-30ton; 2-25 ton). 22' under hook clearance. Drive through capability, trench drains. Former steel service center.

Geoffrey Hill

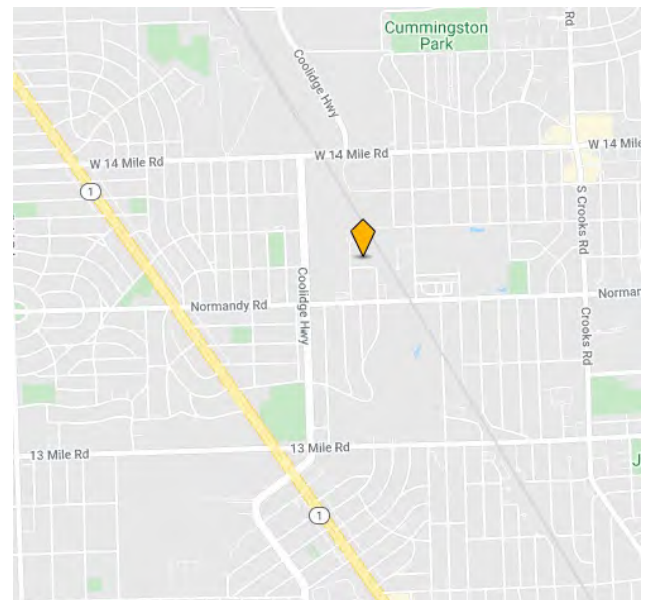
248.350.1492

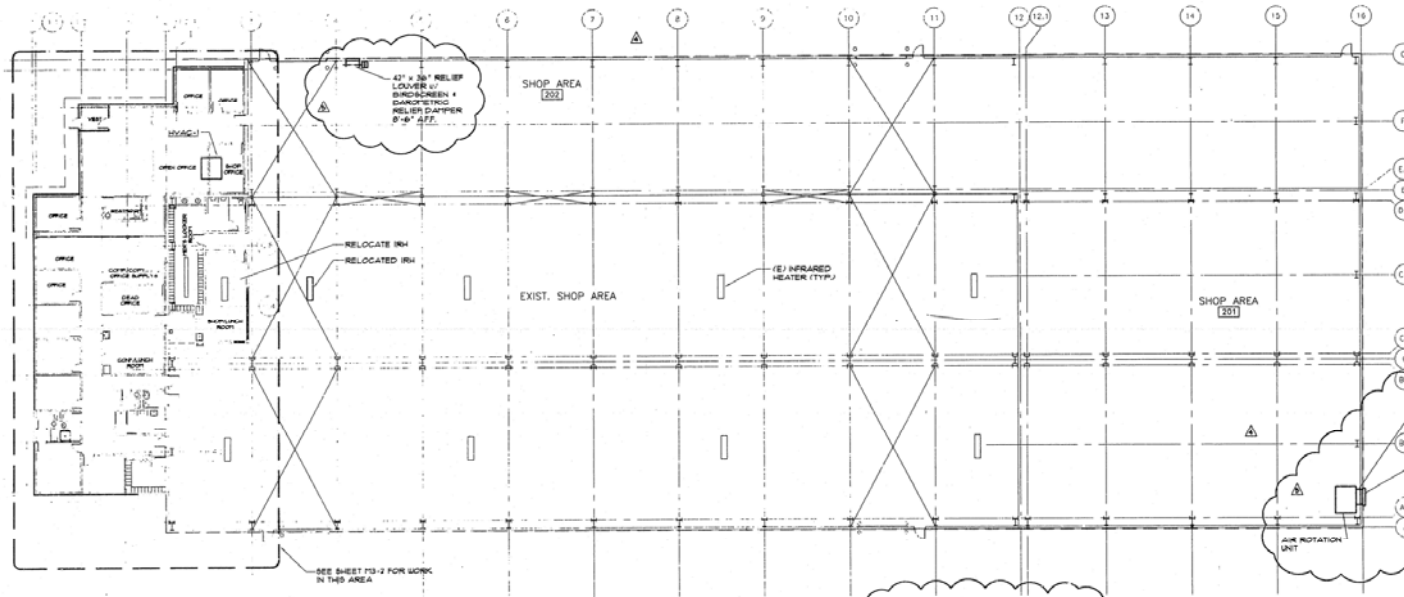
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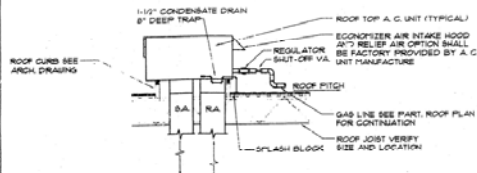
dlabes@ngkf.com



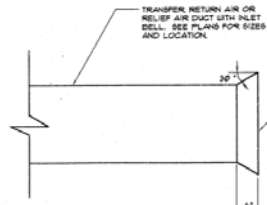


FLOOR PLAN - VENTILATION
SCALE: 1/8" = 1'-0"

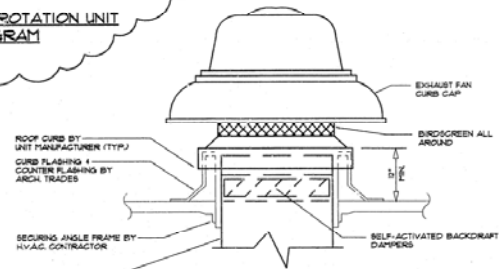
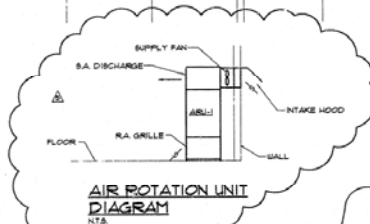
NOTE:
MECHANICAL CONTRACTOR SHALL
NOTIFY GENERAL CONTRACTOR OF
WEIGHT OF EACH A.C. UNIT
TO BE USED AS SOON AS IT
BECOMES AVAILABLE.



**TYPICAL A.C. UNIT
DETAIL (GAS)**
NO SCALE



SHEET METAL FORMED INLET DETAIL
N.T.S.



EXHAUST FAN DETAIL
N.T.S.



M.E. ENGINEERING CONSULTANTS
2000 W. MICHIGAN AVE. SUITE 200
ANN ARBOR, MI 48106
TEL: 734-769-1234
FAX: 734-769-1235
WWW.ME-CONSULTANTS.COM

**BERG STEEL COMPANY
BUILDING ADDITION**
OAK INDUSTRIAL PARK
3000 N. ZEEB RD.
ANN ARBOR, MI 48106
JULY 1997

FLOOR PLAN - VENTILATION

REV	DATE	BY	CHKD	DESCRIPTION
1	07/15/97	ME	ME	ISSUED FOR PERMIT
2	07/15/97	ME	ME	REVISED TO ADD EXHAUST FAN
3	07/15/97	ME	ME	REVISED TO ADD AIR ROTATION UNIT
4	07/15/97	ME	ME	REVISED TO ADD S.A. DISCHARGE
5	07/15/97	ME	ME	REVISED TO ADD RA GRIFF
6	07/15/97	ME	ME	REVISED TO ADD INTAKE HOOD
7	07/15/97	ME	ME	REVISED TO ADD SUPPLY FAN
8	07/15/97	ME	ME	REVISED TO ADD S.A. DISCHARGE
9	07/15/97	ME	ME	REVISED TO ADD RA GRIFF
10	07/15/97	ME	ME	REVISED TO ADD INTAKE HOOD
11	07/15/97	ME	ME	REVISED TO ADD SUPPLY FAN
12	07/15/97	ME	ME	REVISED TO ADD S.A. DISCHARGE
13	07/15/97	ME	ME	REVISED TO ADD RA GRIFF
14	07/15/97	ME	ME	REVISED TO ADD INTAKE HOOD
15	07/15/97	ME	ME	REVISED TO ADD SUPPLY FAN
16	07/15/97	ME	ME	REVISED TO ADD S.A. DISCHARGE
17	07/15/97	ME	ME	REVISED TO ADD RA GRIFF
18	07/15/97	ME	ME	REVISED TO ADD INTAKE HOOD
19	07/15/97	ME	ME	REVISED TO ADD SUPPLY FAN
20	07/15/97	ME	ME	REVISED TO ADD S.A. DISCHARGE

99220 .00

PLUMBING FIXTURE SCHEDULE									
TAG	ITEM	MAKE	MODEL NAME	MODEL NUMBER	PIPE CONN. SIZES				NOTES/ACCESS.
					H	V	GR	HN	
L-1	COUNTER LAVATORY	AMERICAN STANDARD	"TRIERBROCK"	0416.028	1-1/2"	1-1/2"	1/2"	1/2"	A.B.C.
UB-1	HALL HAND WASH URINAL	AMERICAN STANDARD	"TRIERBROCK"	6561.011	2"	1-1/2"	3/4"	---	G
KB-1	KITCHEN SINK	ELKAY	"33" x 33" "FACEMAKER"	PSR-2522	2"	2"	1/2"	1/2"	H.J.K.
FL-1	FLOOR FTD. TANK TYPE WATER C.L.S.	AMERICAN STANDARD	"ELONGATED GADET II"	226.143	4"	2"	1/2"	---	E.F., OR D

(AMERICAN STANDARD, HOFFER, ELKAY OR AS APPROVED BY THE ARCHITECT)
 * FIXTURES TO BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE "BARRIER FREE DESIGN REQUIREMENTS OF THE HIGMAN CONSTRUCTION CODE".

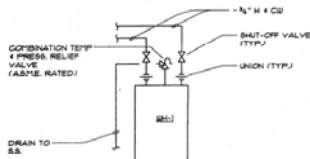
NOTE/ACCESSORY DESIGNATION:
 A - GROUND-PLATED LAVATORY SUPPLY ASSEMBLIES WITH LOOSE KEY STOPS
 B - GROUND-PLATED TUBULAR 1" TRAP
 C - A.S. 2885-241 "RELIANT" FAUCET WITH POP-UP DRAIN
 D - OLSONITE L-20N-GG 2" LIFT PARTS OPEN FRONT SEAT
 E - GROUND-PLATED TOILET TANK SUPPLY ASSEMBLY WITH LOOSE KEY STOP
 F - A.S. 10486-1 "3300" WHITE OPEN FRONT SEAT
 G - SLOAN "ROYAL" BALL FLUSH VALVE
 H - IN-SINK GRATOR POOL, #11 1/2" DISPOSAL
 J - ELKAY #R 3-1/2" DRAIN OUTLET, STAINLESS STEEL BODY, CONICAL STRAINER PLAT WITH MOVABLE LIFT KNOB, NEOPRENE STOPPER, C.P. BRASS 1-1/2" O.D. TAILPIPE
 K - ELKAY #401 SINGLE LEVER FAUCET, 8" TUBULAR SPIND-SPROUT AERATOR, 20" O.D. COPPER TUBE INLETS, RETRACTABLE SPRAY AND HOSE, 4-HOLE INSTALLATION

DOMESTIC WATER HEATER SCHEDULE (ELECTRIC)									
TAG	SYSTEM SERVED	SYSTEM LOCATION	MAKE	MODEL NO.	CAPACITIES			ELECTRICAL DATA	
					REG. STOR.	GAL.	F. RISE	INPUT	VOLT/PHASE
WH-1	SEE PLANS	SEE PLANS	LOCKHART	JRC02E	1	12	10	13	SEE ELEC. DWGS.
2 & 3									A THRU G

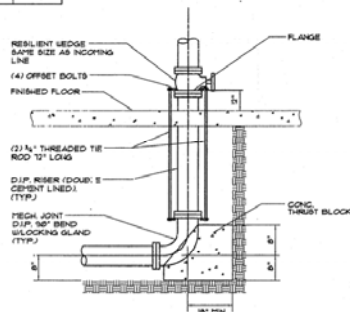
(LOCKHART, BLD. STATE OR AS APPROVED BY THE ARCHITECT)

NOTE/ACCESSORY DESIGNATION:

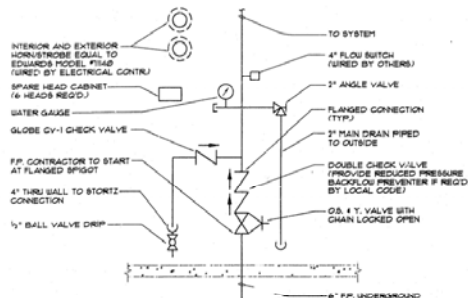
- A - TEMPERATURE & PRESSURE RELIEF VALVE
- B - MAGNESIUM TANK SAVING ANODE ROD
- C - V.L. LISTED



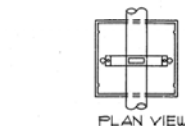
ELECTRIC DOMESTIC WATER HEATER PIPING DIAGRAM
 N.T.S.



FIRE PROTECTION SERVICE ENTRANCE DETAIL
 N.T.S.



ASR RISER DETAIL
 N.T.S.

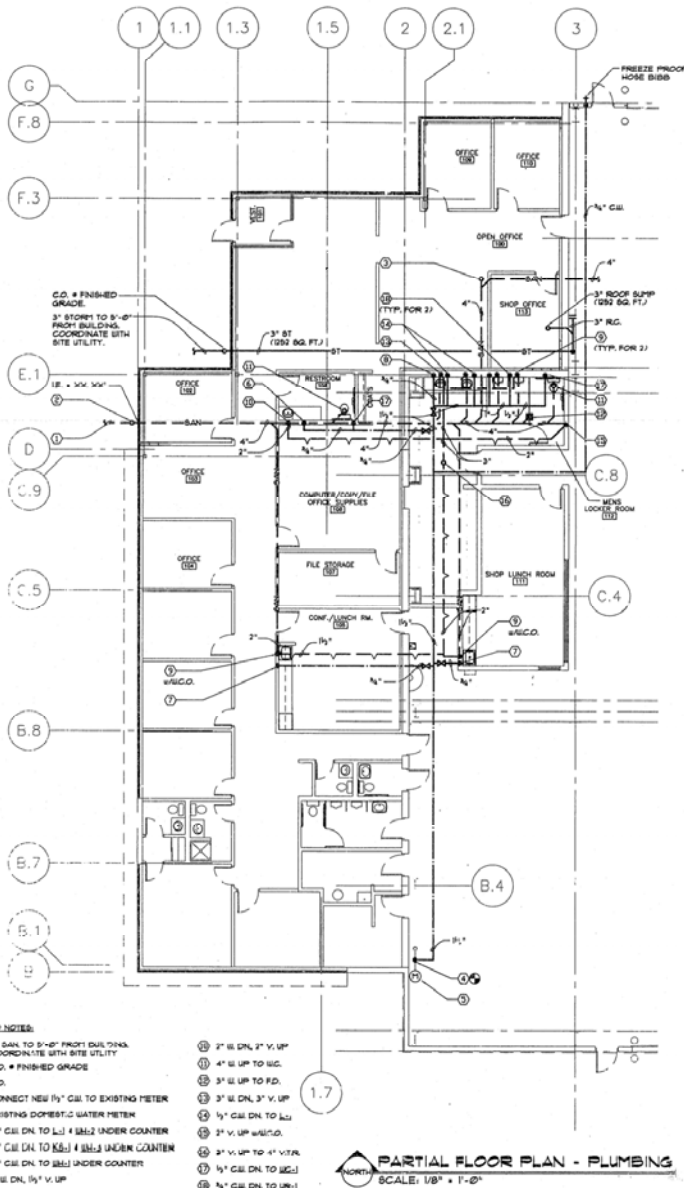


PLAN VIEW



ELEVATION

DETAIL OF GAS PIPING ON ROOF
 SCALE: N.T.S. INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS



RETER NOTES:

- 1" GAS DN. 5'-0" FROM DRAIN TANK COORDINATE WITH SITE UTILITY
- 2" GAS DN. 5'-0" FROM DRAIN TANK COORDINATE WITH SITE UTILITY
- 3" GAS DN. 5'-0" FROM DRAIN TANK COORDINATE WITH SITE UTILITY
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- 39" GAS DN. 5'-0" FROM DRAIN TANK COORDINATE WITH SITE UTILITY
- 40" GAS DN. 5'-0" FROM DRAIN TANK COORDINATE WITH SITE UTILITY

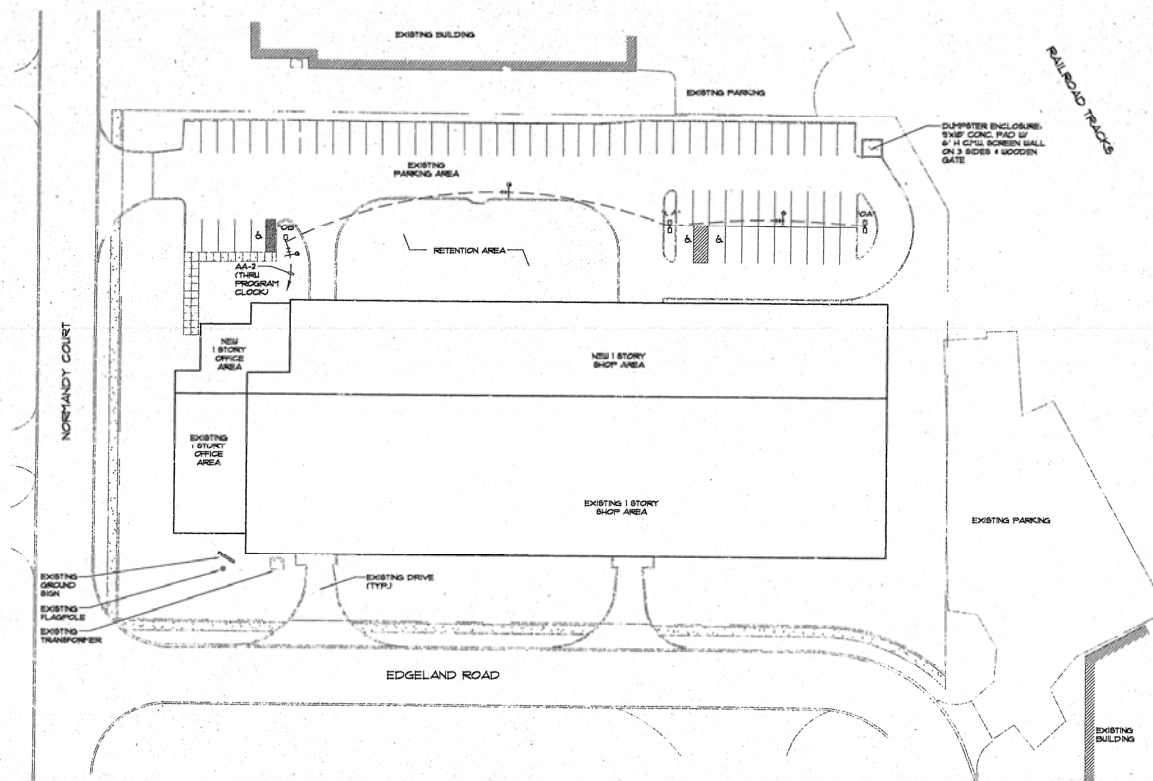
PARTIAL FLOOR PLAN - PLUMBING
 SCALE: 1/8" = 1'-0"



M.E. ENGINEERING CONSULTANTS
 1000 N. ZEEB RD., ANN ARBOR, MI 48106
 (313) 963-1234
ME
 ENGINEERS
 LICENSE NO. 10000
 EXPIRATION DATE 12/31/2000

CampbellMann Associates Inc.
 Architects, Engineers, Planners
 2500 Bridge Street, Southfield, Michigan 48034
 248-344-0000

Berg Steel Company Building Addition
 99220 .00
 M2-2



SITE PLAN - ELECTRICAL
SCALE: 1" = 30'-0"

[illegible]

SITE PLAN - ELECTRICAL

BERG STEEL COMPANY
BUILDING ADDITION
OAK INDUSTRIAL PARK
4308 NORMANDY COURT
ROYAL OAK, MICHIGAN 48073

ISSUES	ISSUING DATE
CLB/PK	4/21/88
ALF SKRUTSE	
00-1-20 * 07-06	
PROJECT NO.	
99220	00
INVEST NO.	
E1-1	