



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: 110-116 Premier Dr.

CITY: Orion Township

TOTAL SF: 33,740 AVAILABLE SF: 8,665

INTERSECTION: Lapeer and Brown Road FACTORY: 7,465 OFFICE: 1,200

COUNTY: Oakland FREESTANDING: Multi AGE: 1989

ACREAGE: 2.40 FRONTAGE: 287.00 DEPTH: 383.00

PARKING: 29 EXPANDABLE: STORAGE:

RAILSIDING: No X-WAY DISTANCE: 1/2 Mile I-75 ZONING: Industrial

INTERIOR SITE DATA

CLEARANCE MIN: 18 MAX: 18 BAY SIZE: 40'x34' LAVATORIES: 2

CRANES: CRANE LIST: UNDERHOOK:

POWER: 440/480 AMPS: 400 BUSS: Yes LIGHTS: T-5

TRUCKWELL: (int) +:(ext) GRADE DOOR: 12 x 14

HEATING: Gas Forced Air A/C: 100% SPRINKLERED:

AIRLINES: Yes COMPRESSOR: FLOOR DRAINS: Yes

ECONOMIC DATA

SALE PRICE: PRICE/SF:

LEASE: \$8.25 Modified Gross LEASE/MONTH: \$5,957.19 TAXES:

ADDITIONAL INFORMATION: One building off M-24. Seconds from I-75. Meticulously maintained hi-tech/flex space. Space divisible as follows: 1,200 sf; 2,200 sf; 4,400 sf; 5,600 sf; 8,665 sf. Rental rates range from \$8.25/sf MG to \$10.95/sf MG. Rate includes taxes and insurance.

AGENT: J. Capitani\ G. Rogers



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SPACE AVAILABLE

<u>Address</u>	<u>Space Available [SF]</u>	<u>Lease Rate [\$/SF]</u>	<u>Occupancy</u>
A	2,200	\$9.25	Immediate
B	2,200	\$9.25	Immediate
C	1,200	\$10.95	Immediate
A-D	8,665	\$8.25	Immediate