

FOR SUBLEASE

EXCEPTIONAL CRANE FACILITY FOR SUBLEASE

4306 NORMANDY CT.
ROYAL OAK, MICHIGAN



PROPERTY FEATURES

- + 53,346 Total SF
- + 3,019 Office SF
- + Five (5) Cranes - Three (3), 30-ton and Two (2) 25-ton
- + Four (4) Grade-level doors



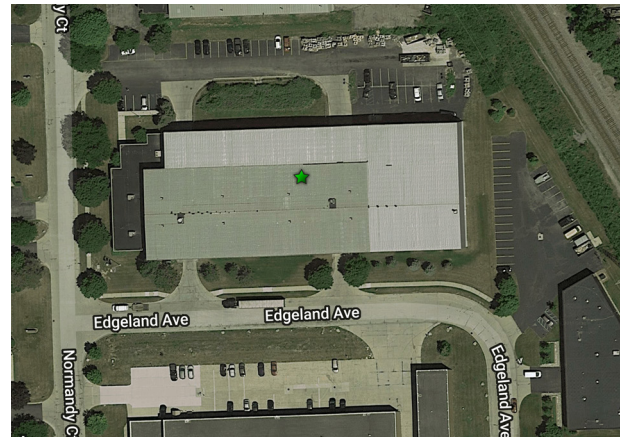
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CBRE

FOR SUBLEASE

4306 NORMANDY CT. ROYAL OAK, MICHIGAN



PROPERTY OVERVIEW

- + County: Oakland
- + Zoning: Industrial
- + Total Building Size: 53,346 SF
- + Divisible (Min/Max): No
- + Lease Rate: \$5.50 NNN
- + 2018 Taxes: \$0.89 PSF



LAND & STRUCTURES

Year Built:	1993	Parking:	70 free Surface Spaces
Total Available:	53,346 SF	HVAC:	Radiant
Available Office:	3,019 SF	Power:	2000 Amps
Available Shop:	50,327 SF	Security System:	Available
Divisible:	No	Lighting:	Metal Halide
Acreage	2.90 Acres	Restrooms:	Ample restrooms w/ locker rooms
Construction:	Brick	Grade Level Doors:	Four (4)
Roof:	TBD	Truckwells / Docks:	None
Stories:	One (1)	Rail:	No
Floor Drains:	Yes	Cranes:	Five (5) - 3, 30-ton and 2, 25-ton
Ceiling Height:	26'	Sprinklers:	Yes



COMMENTS

- + Sublease until June 1, 2021 - Longer term possible
- + 22' under hook
- + Private office with bathroom
- + Metal Halide lighting
- + Three (3) Crane bays



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