



CORFAC INTERNATIONAL

2301 West Big Beaver
Suite 950
Troy, MI 48084-3329

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www.Lmcap.com

EXTERIOR SITE DATA



CLASSIFICATION: Industrial Building

LOCATION: 185 Madison

CITY: Mt. Clemens

TOTAL SF 8,200 AVAILABLE SF 8,200

INTERSECTION: Groesbeck/Elizabeth FACTORY: 7,300 OFFICE: 900

COUNTY: Macomb FREE STANDING: Yes AGE: 1969

ACREAGE: 0.90 FRONTAGE: 125.00 DEPTH: 325.00

PARKING: EXPANDABLE: Yes STORAGE: Yes

RAILSIDING: X-WAY DISTANCE: 4 miles to I-94 ZONING: Industrial

INTERIOR SITE DATA

CLEARANCE MIN: 14 MAX: 14 BAY SIZE: LAVATORIES: 3

CRANES: CRANE LIST: UNDERHOOK:

POWER: 208/240 AMPS: 600 BUSS: Yes LIGHTS: LED

TRUCKWELL: (int) + (ext) GRADE DOOR: 12x14, 8x8

HEATING: Tube Radiant A/C: Office Only SPRINKLERED:

AIRLINES: Yes COMPRESSOR: FLOOR DRAINS:

ECONOMIC DATA

SALE PRICE: \$400,000.00 PRICE/SF.: \$48.78

LEASE: LEASE/MONTH: TAXES: \$8,000.00

ADDITIONAL INFORMATION: Clear span shop. Paved, fenced lot with drains, exhaust fans, newer roll up shop door.

AGENT: T. Jablonski