

FOR LEASE

HOWELL BUSINESS CENTRE 160 CATRELL, HOWELL, MICHIGAN

CONTACT

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FEATURES

- 3,280 SF Office (2 Floors)
- 12,360 SF Shop/Warehouse
- 15,640 SF Total
- (1) 7.5 Ton Crane and (1) 3 Ton Crane
- (1) Exterior Truckwell
- 1000 Amp, 120/240 V, 3 Phase
- (4) Grade Level Truck Doors



26211 Central Park Blvd., Suite 612 | Southfield, Michigan 48076

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COMMERCIAL REAL ESTATE SERVICES

Howell Business Centre
160 Catrell, Howell, MI 48843



Property Type: Industrial
Available SF: 15,640
Land Size (Acres): 6.60
Market: SE Michigan
Submarket: Livingston
County: Livingston
Business Park: Howell Business Centre

Availability Details

Available SF:	15,640	Transaction Type:	Lease
Industrial SF:	12,360		
Office SF:	3,280		
Asking Rate:	\$6.00/SF Modified Gross		

Comments

Availability Comments: This is the entire building - includes 3,280 SF two story office - 12,360 SF shop for 15,640 SF total on 6.6 acre gravel base parking/storage. There are two sections to the shop area - 8,400 SF clear span with 30'/37' ceiling and 3,960 SF clear span with 18'/20' ceilings. One exterior truck well plus 4 grade level doors.

Building & Construction Details

Construction Status:	Existing	Year Built:	1940	Roof Type:	
Building Class:		Year Refurbished:	1973	Roof Age:	
Spec/BTS:		Floors:		Floor Type:	Concrete
Primary Use:	Industrial	Multi-Tenant:	Yes	Sprinkler:	
Secondary Use:	Warehouse	Construction Type:	Block/Steel	Security:	
Flex:	Yes				
# of Buildings:	1				

Clearance, Dock & Door

Ceiling Height:	30'0" - 37'0"	# GL/DID:	4	# Int. Docks:	
Bay/Column Size(WxD):		GL/DID Dim.(HxW):		# Int. Levelers:	
Column Spacing:		# DH/Truck-Level Doors:		# Ext. Docks:	1
		# Rail Doors:		# Ext. Levelers:	
		Total Doors:	4	Cross-docked:	No
Loading & Door Comments:					

Crane Features

# Cranes:	2	Capacity Tons (Min):	3	Hook Ht. (Ft.):	
		Capacity Tons (Max):	8	Clearance (Ft.):	
Crane Comments:					

Parking

# Spaces:		# Covered Spaces:		# Uncovered Spaces:	
Parking Ratio:		Monthly Rate:		Monthly Rate (\$):	
Parking Comments: Abundant Parking					

Site

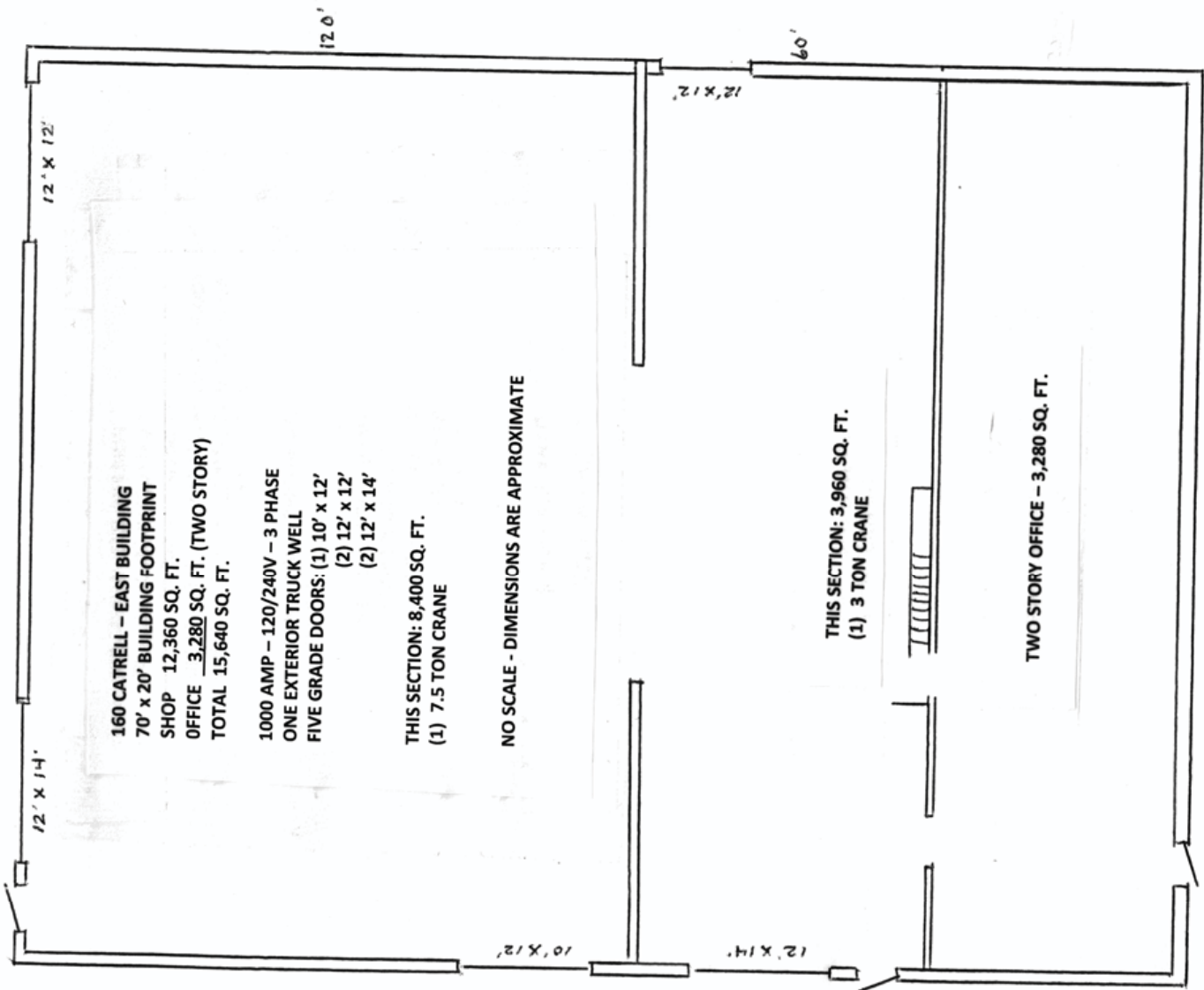
Land Size (Acres):	6.60	Lot Dimensions (LxW):		Zoning:	Industrial
Land SF:	287,496	Floodplain:		Site Condition/Quality:	
Land Usable Acres:		Density:		Topography:	
Land Usable SF:		Permitted FAR:		Site Shape:	
Max Contiguous SF:		Development Capacity:		Access:	
Max Contiguous Acres:		Yard Type:		Visibility:	
Permitted SF:		Yard SF:		Frontage:	
Buildable SF:					
Additional Site/Parcel Information Comments: Parcel I.D. Number 4717-36-400-038					
Frontage Traffic Count Comments:					

Utilities

Gas:	Natural	Power:		Phone:	
Water:	City	Amps:	1000	Cable:	
Sewer:	City	Volts:	120/240	Broadband:	
		Phase:	3	Broadband Supplier:	
		Power Supplier:	DTE Energy		
Utility Comments:					

Contacts for this Availability

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	John Dinsmore	810.923.9106	john.dinsmore@lee-associates.com



160 CATRELL - EAST BUILDING
70' x 20' BUILDING FOOTPRINT
SHOP 12,360 SQ. FT.
OFFICE 3,280 SQ. FT. (TWO STORY)
TOTAL 15,640 SQ. FT.

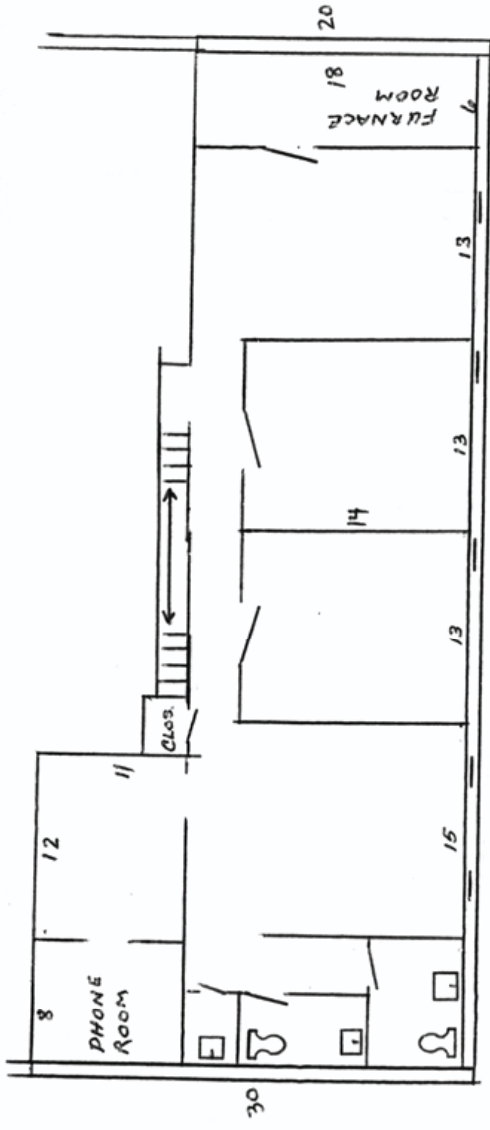
1000 AMP - 120/240V - 3 PHASE
ONE EXTERIOR TRUCK WELL
FIVE GRADE DOORS: (1) 10' x 12'
(2) 12' x 12'
(2) 12' x 14'

THIS SECTION: 8,400 SQ. FT.
(1) 7.5 TON CRANE

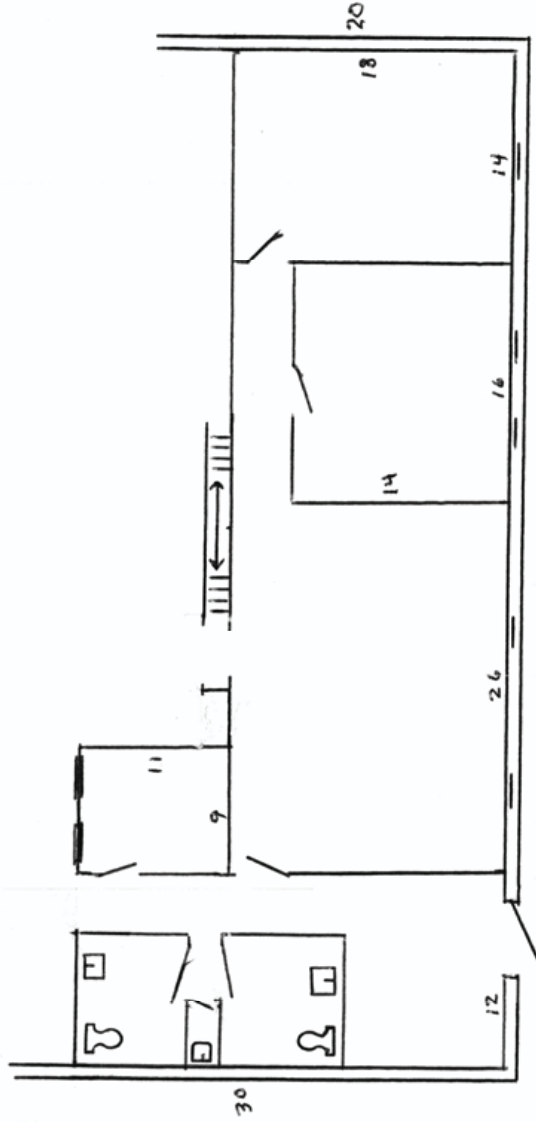
NO SCALE - DIMENSIONS ARE APPROXIMATE

THIS SECTION: 3,960 SQ. FT.
(1) 3 TON CRANE

TWO STORY OFFICE - 3,280 SQ. FT.



160 CATRELL - EAST BUILDING - 2ND FLOOR OFFICE SPACE
1,640 +/- SQ. FT.



160 CATRELL EAST BUILDING - 1ST FLOOR OFFICE SPACE
1,640 +/- SQ. FT.