

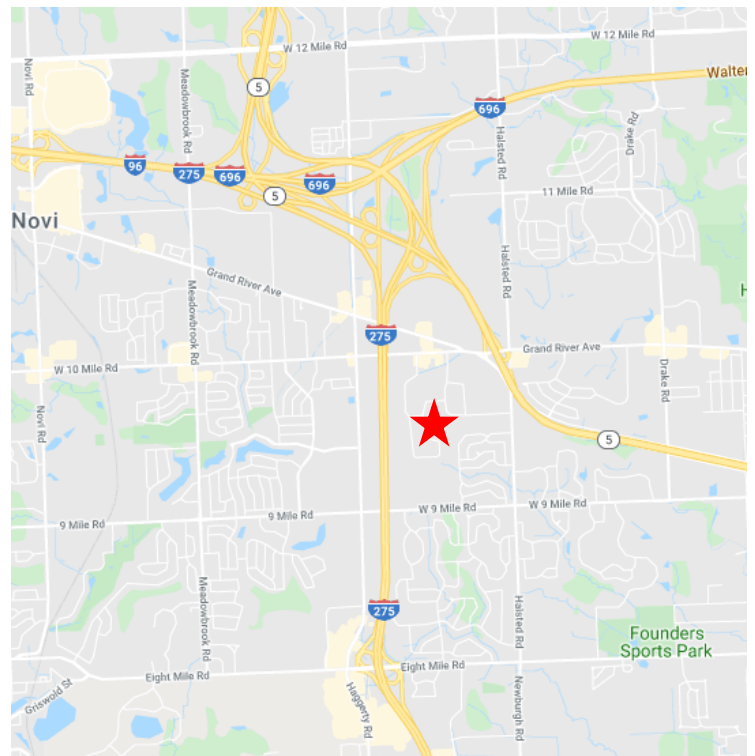


15,216 SF High-Image Industrial Building Including 2,169 SF of Office

- Campus-like setting
- Storage mezzanine (not included in SF)
- Interior truck well with leveller (60' x 15')
- 18' ceiling height
- 1 - 12' x 14' power door
- 600A/240V electrical service
- 38 parking spaces
- High efficiency lighting

Asking Lease Rate \$6.50/SF NNN

Sale Possible



For more information, please contact:

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**23035 Commerce Drive
Freeway Industrial Park
Farmington Hills, MI 48335**



Building Information

<i>Rentable Square Feet:</i>	15,216	<i>SubMarket:</i>	I-696/I-96 Corridor Submarket
<i>Office Square Feet:</i>	2,169	<i>Building Type:</i>	Warehouse/Distribution
<i>Number of Floors:</i>	1	<i>Sprinklers:</i>	Yes
<i>Year Built:</i>	1983	<i>Loading:</i>	Dock(1) Grade(1)
<i>Status:</i>	Built	<i>Power:</i>	600 Amps/240 Volts
<i>Acres:</i>	1.00	<i>Clear Height:</i>	18' 0"
<i>Operating Cost Estimate:</i>	\$1.59	<i>Column Spacing:</i>	35' x 40'
<i>Taxes:</i>	\$1.00	<i>Crane Served:</i>	N/A
<i>Insurance:</i>	\$0.20	<i>Rail Served:</i>	No
<i>CAM:</i>	\$0.39		
<i>Comment:</i>	Tenant contracts directly for snow/ice, and lawncare. Estimate reflects \$0.35/sf plus \$657 annual association fee.		

Space Information

<i>Largest Contiguous SF:</i>	15,216
<i>Direct Asking Rental Rate:</i>	\$6.50 Triple Net
<i>Leasing Agent Company:</i>	Cushman & Wakefield
<i>Leasing Agent Contact:</i>	Tony Avendt, Steve Kozak
<i>Leasing Agent Phone:</i>	(248) 358-6115
<i>Tenant Improvements:</i>	N/A

List of Availabilities - 23035 Commerce Drive

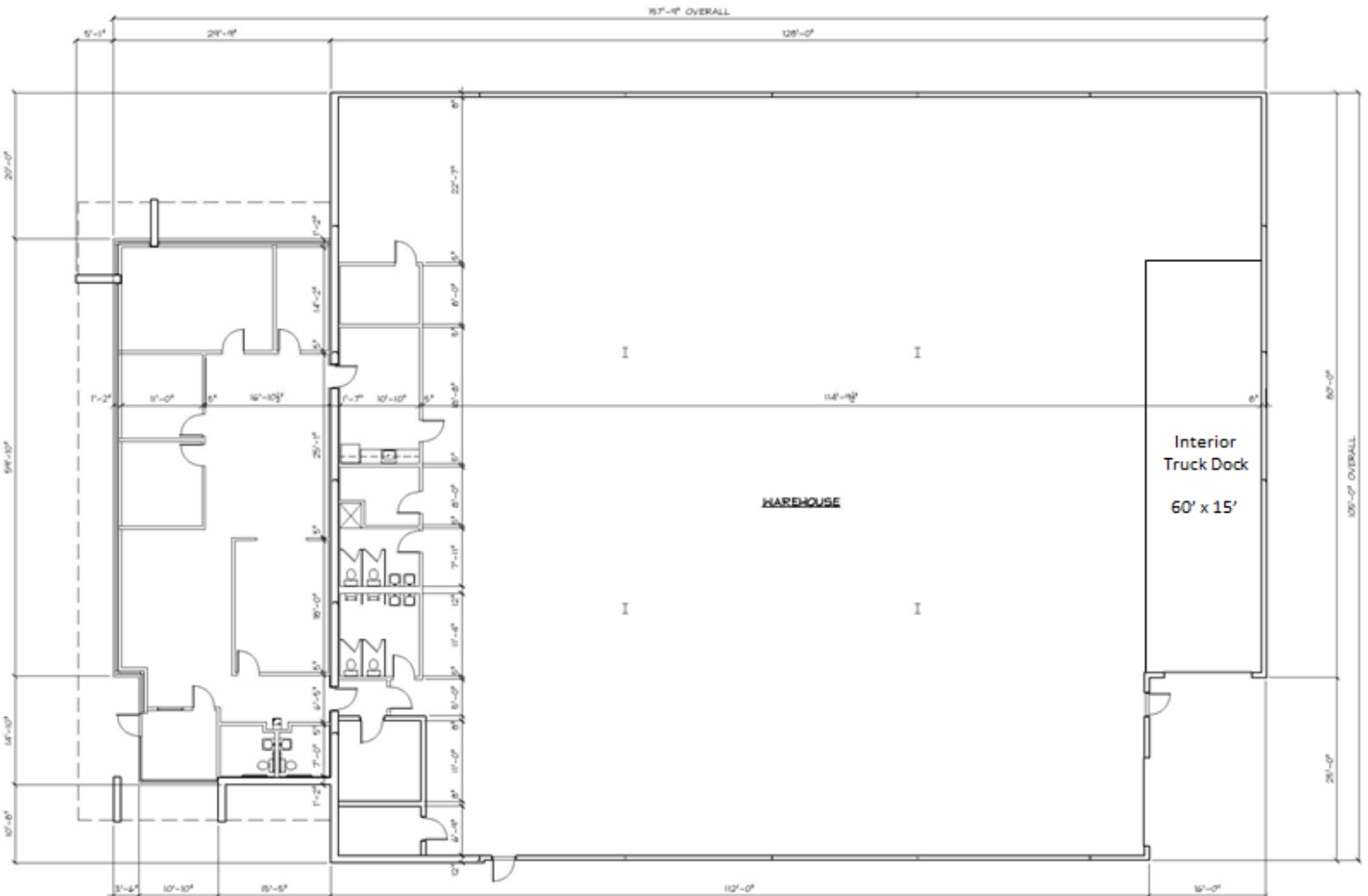
SF Avail/Off Avail	Divisible To	Asking Rental Rate/Type	Suite	Loading	Poss Date	Direct/Sublease/ Term/ Exp Date
15,216 / 2,169	No	\$6.50 Triple Net	N/A	Dock(1) Grade(2)		Yes

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Prepared by Cushman & Wakefield

04/07/2020





23035 COMMERCE RD.

OFFICE AREA	2,169 S.F.
WAREHOUSE AREA	13,047 S.F.
TOTAL	15,216 S.F.

FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 12'

SCALE: 1/8" = 1'-0"



FOR SALE OR LEASE

23035 Commerce Drive

Farmington Hills, Michigan

