

FOR SALE OR LEASE

41871 Koppernick Road

Canton, Michigan 48187

15,160 SF



High-Image Freestanding Industrial Building

- 15,160 SF including 2,340 SF of office
- 5 grade level doors; 1 truck well
- Office includes large open area, 4 private offices and a conference room
- Additional shop office (cash room) with air conditioning
- 20' clearance and 40' bays
- 1000 Amp/208 Volt/3 phase electric service



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WAKEFIELD**

cushmanwakefield.com

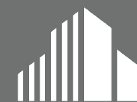
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PHOTOS



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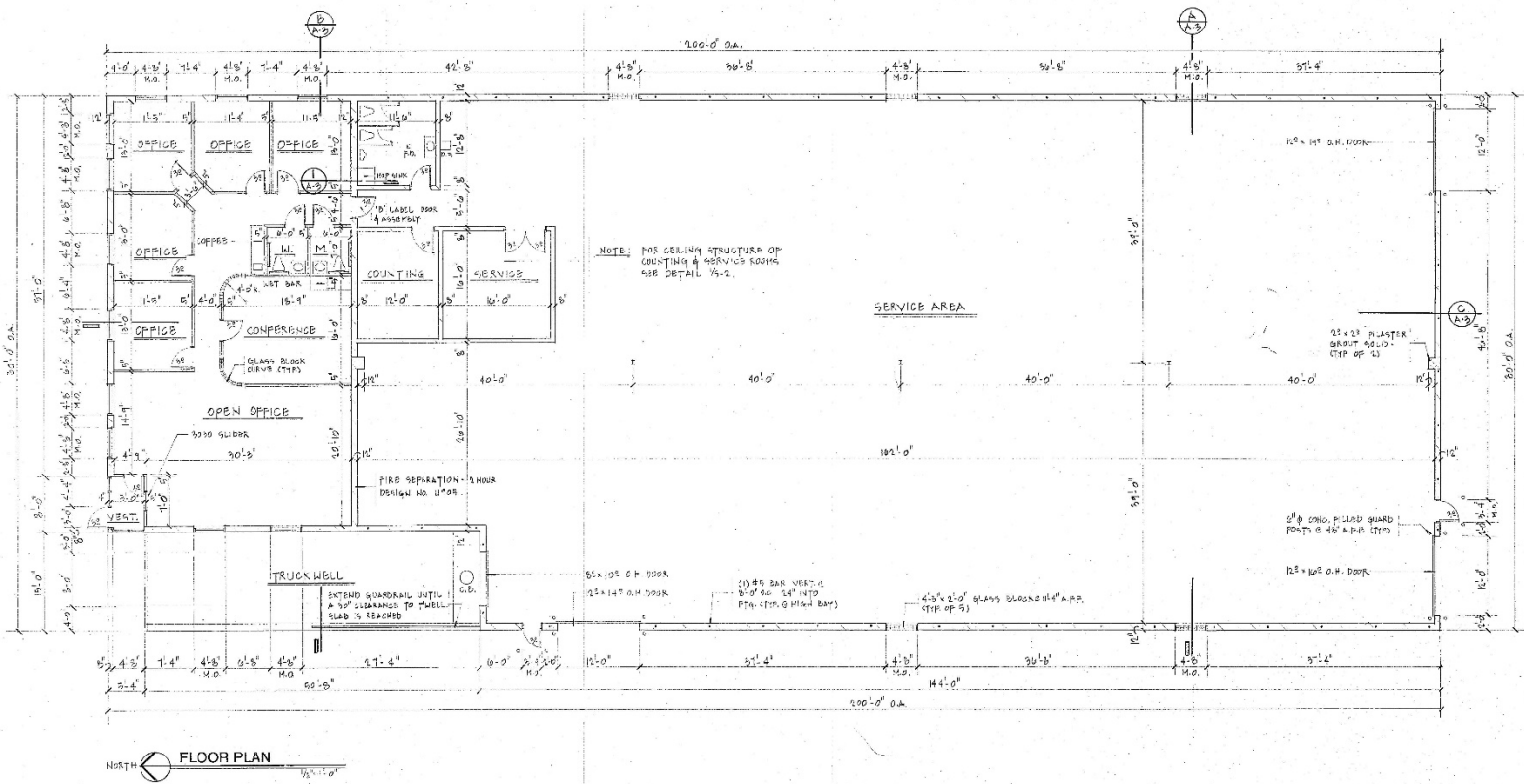
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FLOOR PLAN



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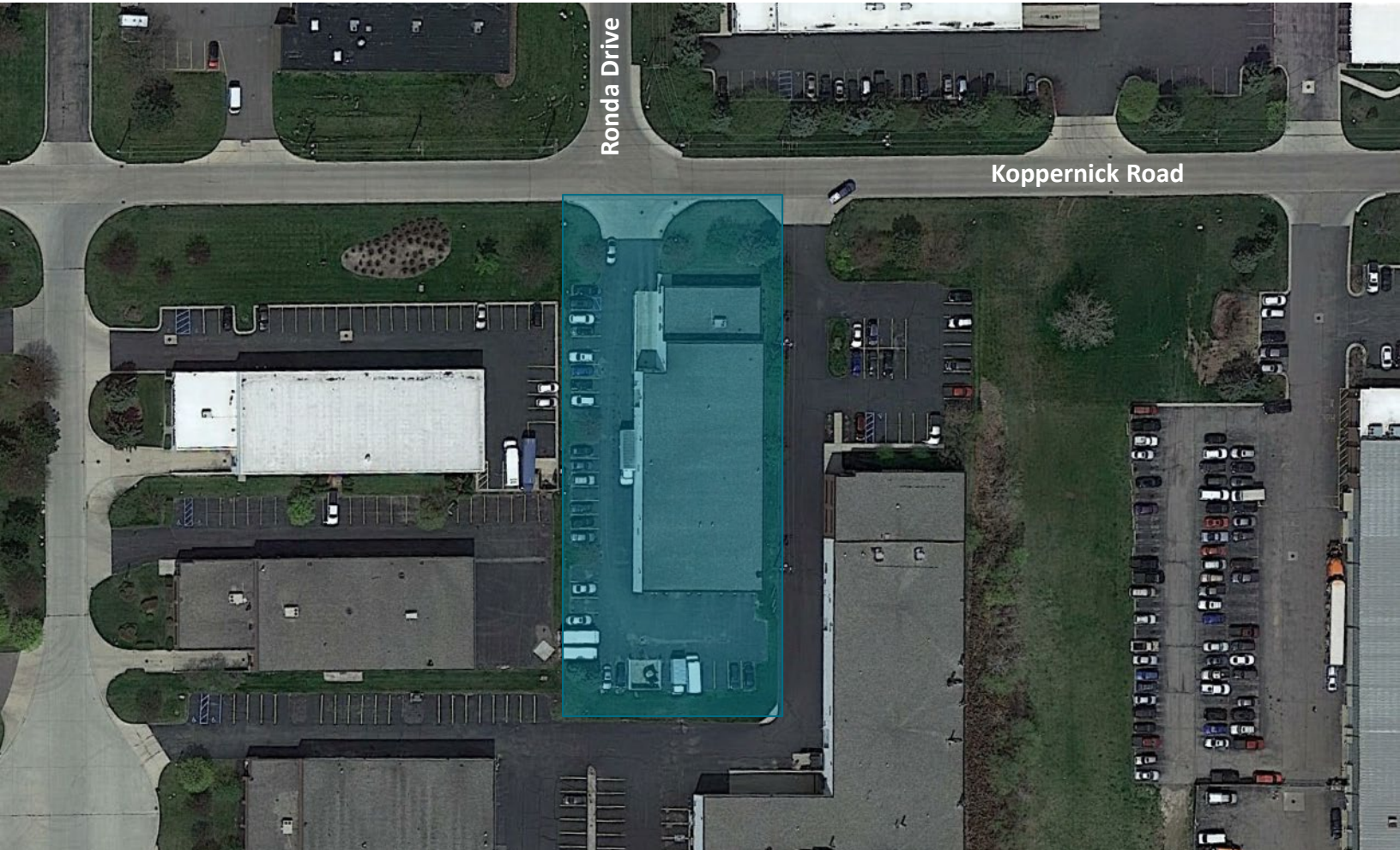
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SITE / PARKING PLAN



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GENERAL INFORMATION

Address	41871 Koppernick Rd. Canton, MI 48187
Total Building Area	15,160 SF
Office Area	2,340 SF
Industrial Area	12,820 SF
Primary Use	Warehouse/ Distribution
Property Class	Class B
Year Built	1995
Construction Type	Masonry
Stories	1
Roof	EPDM
Mezzanine	Yes

SITE DETAILS

Total Acreage	1.00
Zoning	LI – Light Industrial
Parcel ID	71-008-99-0002-708
Complex Auto Parking	30
Complex Trailer Parking	None
Outside Storage	No
Site Fencing	No
Major Crossroads	Haggerty Rd and Koppernick Rd

BUILDING AMENITIES

Ceiling Clearance	20'
Bay Size / Column Spacing	40' x 40'
Docks/Wells	1
Dock Equipment	Dock levelers; shelters
Grade Doors	(3) 12'w x 14'h (2) 14'w x 12'h
Industrial Area HVAC	Heat only
Industrial Area Lighting	T5 fluorescent with motion sensors
Floor Thickness	6"
Floor Drains	Yes
Fire Suppression	Ordinary hazard
Cranes	None
Electric	1000/208/3phase
Air Lines	No
Lunch/Break Room	Yes
Rail Served	No
Building Expandable	No

PRICING

Rental Rate	\$5.95 /SF/YR
Lease Type	NNN
Desired Term	5+ years
Operating Expenses	
Taxes	\$1.11/SF
Insurance	\$0.20/SF
CAM	\$0.35/SF
Total Opex	\$1.66/SF
Sale Price	\$1,190,000 \$78.50/SF

LISTING AGENTS

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