



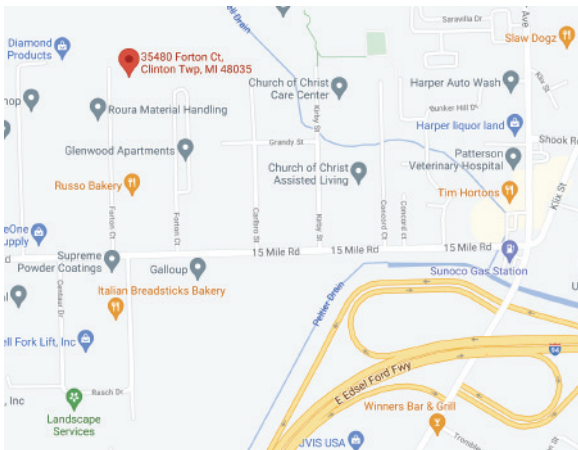
PILOT

PROPERTY GROUP

I-94/GROESBECK CORRIDOR **35480 FORTON COURT, CLINTON TWP, MI**

PROPERTY OVERVIEW:

Clean industrial building. Shop features heavy power, epoxy floors, 2 mezzanines, radiant heat, 17' ceilings, lav and a 12' x 14' overhead door. Great layout, breakroom, custom desks/counters stay. Roof is approximately 5 years old. Cul-de-sac frontage for easy truck access.



| | |
|------------------------------------|-------------------|
| <i>Property Type:</i> | Industrial |
| <i>Cross Streets:</i> | 15 Mile/Harper |
| <i>Total Square Footage:</i> | 7,000 |
| <i>Sale Price:</i> | \$595,000 |
| <i>Lot Size:</i> | 127 x 220 |
| <i>Frontage:</i> | 127 |
| <i>Year Built:</i> | 1994 |
| <i>Zoning:</i> | I-1 |
| <i>Office Sq Ft:</i> | 2,000 |
| <i>Shop Sq Ft:</i> | 5,000 |
| <i>Ceiling Height:</i> | 17' |
| <i>Grade Level Doors:</i> | 12' x 14' |
| <i>Power:</i> | Heavy |
| <i>Heat Type:</i> | GFA/Radiant |
| <i>Bathrooms:</i> | (2) Half (1) Full |
| <i>Parking Spaces:</i> | Ample |
| <i>Property Taxes:</i> | \$8,032 |

AGENT CONTACT INFO:

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