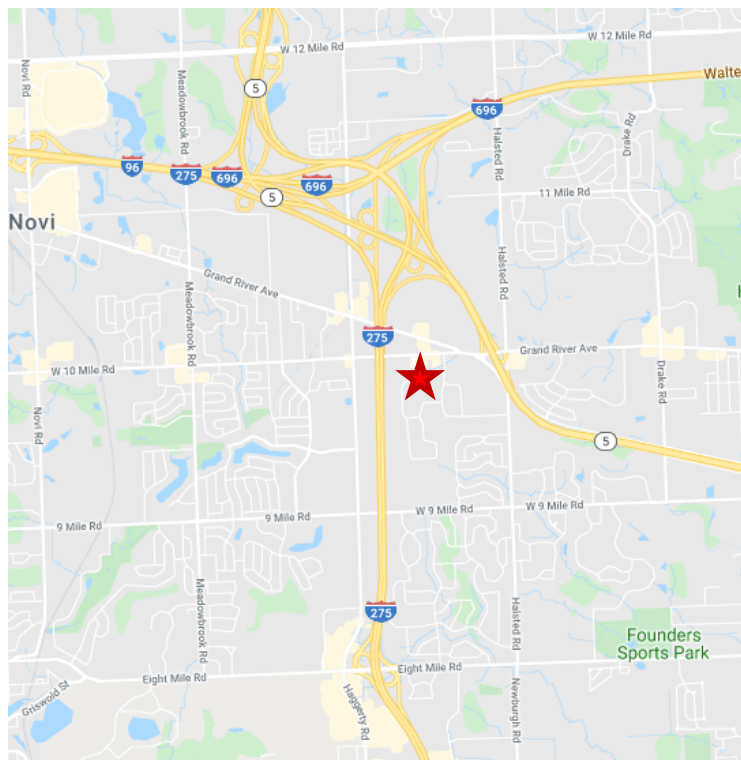




22,552 SF Warehouse Including 500 SF of Office Office Build Out Available

- Clear span with 42' ceiling height
- 6 - 14' x 16' grade level doors
- 10 and 20-ton cranes
- Power – 1000 amps / 480v
- 48 parking spaces
- Fenced in lot
- Close to major area freeways

Lease Rate \$5.95/SF Gross Plus Utilities



**23680 Research Drive
Freeway Industrial Park
Farmington Hills, MI 48335**



Building Information

<i>Rentable Square Feet:</i>	25,752	<i>SubMarket:</i>	I-696/I-96 Corridor Submarket
<i>Office Square Feet:</i>	3,200	<i>Building Type:</i>	Warehouse/Distribution
<i>Number of Floors:</i>	1	<i>Sprinklers:</i>	No
<i>Year Built:</i>	1972	<i>Loading:</i>	Dock(0) Grade(3)
<i>Status:</i>	Built	<i>Power:</i>	440 Volts
<i>Acres:</i>	2.15	<i>Clear Height:</i>	45' 0"
<i>Operating Cost Estimate:</i>		<i>Column Spacing:</i>	78' Clear Span
<i>Taxes:</i>		<i>Crane Served:</i>	
<i>Insurance:</i>		<i>Rail Served:</i>	No
<i>CAM:</i>			
<i>Comment:</i>	Approximately 2 acres. Fenced site. Y-Interceptor floor drains. One 10-ton crane. One 20-ton crane. Minutes from all major expressways.		

2

Space Information

<i>Largest Contiguous SF:</i>	22,552
<i>Direct Asking Rental Rate:</i>	\$5.95 Modified Gross
<i>Leasing Agent Company:</i>	Cushman & Wakefield
<i>Leasing Agent Contact:</i>	Kyle Passage, Anthony Avendt
<i>Leasing Agent Phone:</i>	(248) 358-6113
<i>Tenant Improvements:</i>	N/A

List of Availabilities - 23680 Research Drive

SF Avail/Off Avail	Divisible To	Asking Rental Rate/Type	Suite	Loading	Poss Date	Direct/Sublease/ Term/ Exp Date
22552 / Yes	No	\$5.95 Modified Gross	N/A	Dock(0) Grade(3)	Immediate	Direct

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Prepared by Cushman & Wakefield

02/25/2020





FOR LEASE

23680 Research Drive

Farmington Hills, Michigan





**CUSHMAN &
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FOR LEASE

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