



CORFAC INTERNATIONAL

2301 West Big Beaver
Suite 950
Troy, MI 48084-3329

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Facsimile (248) 637-9897
www.Lmcap.com

EXTERIOR SITE DATA



CLASSIFICATION: Industrial Building

LOCATION: 20263 Hoover

CITY: Detroit

TOTAL SF 69,022 AVAILABLE SF 16,000

INTERSECTION: Hoover S. of Eight Mile FACTORY: 15,500 OFFICE: 500

COUNTY Wayne FREE STANDING: Multi AGE:

ACREAGE: 5.07 FRONTAGE: DEPTH:

PARKING: 50 EXPANDABLE: STORAGE: Yes

RAILSIDING: X-WAY DISTANCE: ZONING: M-4

INTERIOR SITE DATA

CLEARANCE MIN: MAX: 24 BAY SIZE: 40'x100' LAVATORIES: 2

CRANES: 4 CRANE LIST (3) 10 Ton, (1) 5 Ton UNDERHOOK: 18

POWER: 440/480 AMPS: 1000 BUSS Yes LIGHTS: Metal-Halide

TRUCKWELL: (int) + (ext) GRADE DOOR: (3) 12 x 16

HEATING: Tube Radiant A/C: SPRINKLERED: 100%

AIRLINES: Yes COMPRESSOR: Yes FLOOR DRAINS:

ECONOMIC DATA

SALE PRICE: PRICE/SF.:

LEASE: \$4.50 NNN LEASE/MONTH: \$6,000.00 TAXES:

ADDITIONAL INFORMATION: Real estate taxes, building insurance and CAM \$0.95/sf, utilities will be split on a prorata share. One acre plus of paved and fenced parking or outside storage area.

AGENT: C. Mercier