

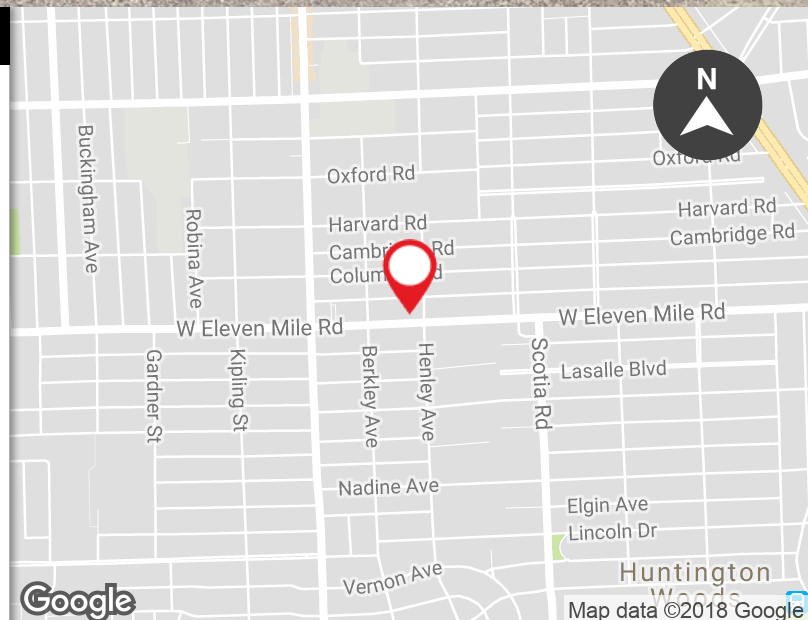
# FOR SALE/LEASE

2158 11 MILE ROAD  
BERKLEY, MI 48072



## PROPERTY FEATURES:

- For Sale or Lease
- 2,250 SF bi-level office building with private parking
- Located on 11 Mile Road at close proximity to 696 & Downtown Berkley
- Ideal ownership opportunity for a general office user
- Roof replaced in 2011
- Priced to sell at under \$100 per SF
- Lease Rate: \$9.50/NNN
- Sale Price: \$219,000



FOR MORE INFORMATION PLEASE CONTACT:

**ROBERT HIBBERT**  
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**NICCOLO MASTROMATTEO**  
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**248.324.2000**

**eCODE 054**

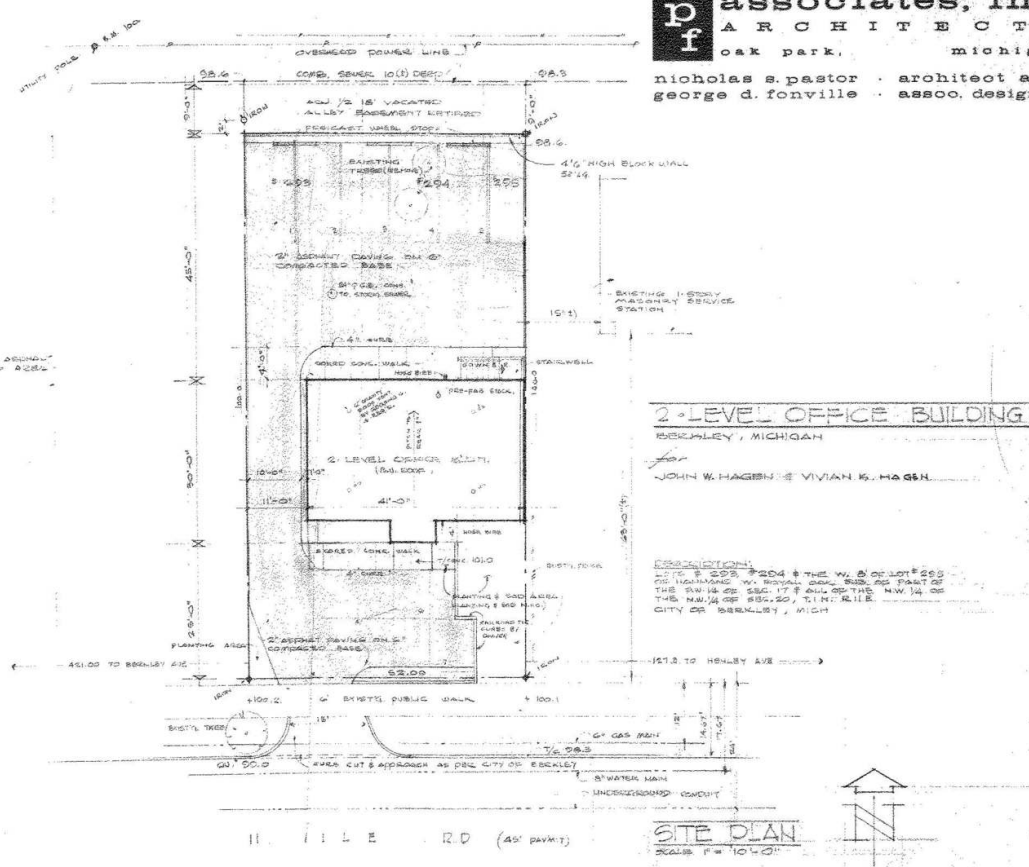
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**pf** associates, inc.  
ARCHITECTS  
oak park, michigan  
nicholas s. pastor · architect a.i.a.  
george d. fonville · assoc. designer



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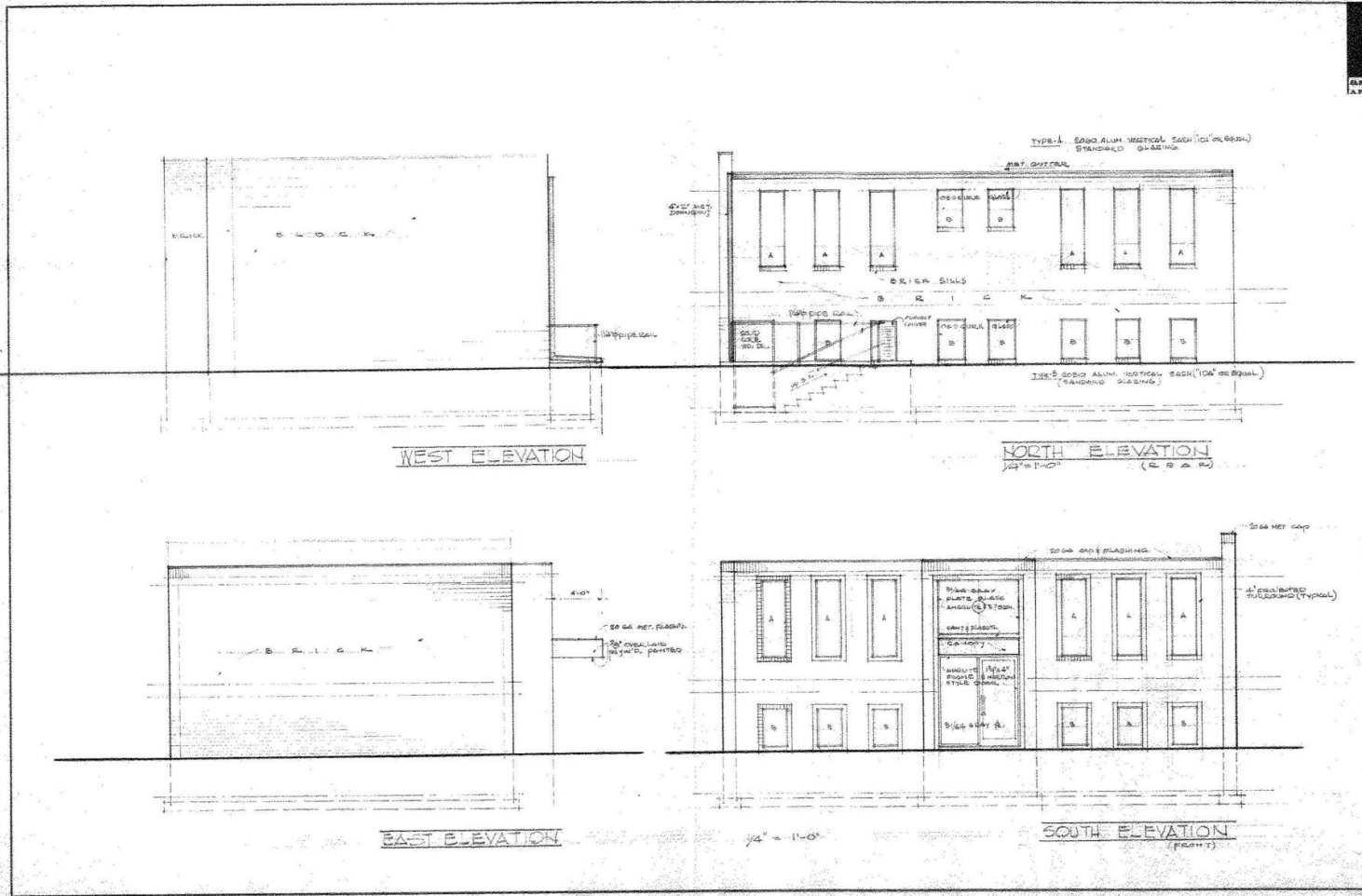
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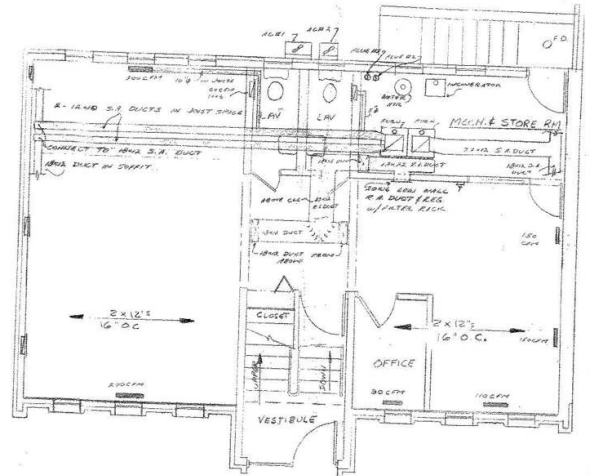
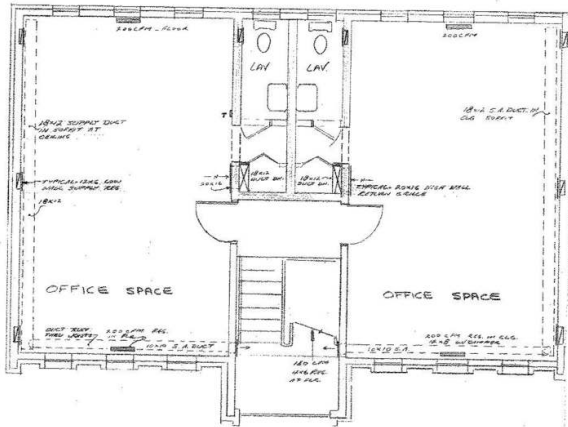
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### HEATING/FAIR CONDITIONING REQUIREMENTS

1. LOCATIONS - AS PER DRAWING - PROVIDE 1/2" WALL THICKNESS FOR REGISTERS  
REG. REGISTERS SHALL BE 12" X 16" 6" DEEP FROM CEILING REGISTER  
SHALL BE 1/2" FOR ROOFTOP/FIXE FOR 150 CFM - 2" TH REGISTERS
2. SHALL BE 1/2" LOCATED ON WALL
3. REGISTER - MUST BE EQUIPPED WITH DAMP THING FACED PANELS  
3. SPEED - MAX TEMPERATURE TRAVEL FOR HEATING - 175°F/180°F OR EQUAL (A.C.E.D.)  
TRAVEL FOR COOLING - 55°F/60°F AND WATER INLET
4. REGISTER - PROVIDE PANELS 1/2" X 16" X 6" OR EQUAL (A.C.E.D.)  
ZONE BUILDING EAST FIRST FOR BOTH HEATING AND COOLING  
SO THAT THE WEST SIDE MAY BE COOLING SINCE THE EAST SIDE IS HEATING
5. PROVIDE THROUGH FLOOR TO - 2" X 12" 2" DIA. STAINL. INLET  
DUAL HEAT EXCHANGER FOR ZONE CONTROL - PROVIDE 75°F/80°F SECTION  
2000 CFM AT 0.65" P.S.F.
6. 2" DIA. THROUGH FLOOR 4" DIA. CAPACITY - 2000 CFM CURRENT OR EQUAL  
2" DIA. THROUGH FLOOR 2" DIA. CAPACITY - 2000 CFM CURRENT OR EQUAL
7. RETURN PIPING - TYPE 1/2" COPPER
8. REGISTER - 1/2" BUSTLE SMOKELESS - 0.00125" SQUARE OR EQUAL



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