



Industrial For Sale or Lease

Property Name:

Location: 24226 Sorrentino Court
City, State: Clinton Twp., MI
Cross Streets: 15 Mile Rd. & I-94
County: Macomb
Zoning: Light Manufacturing

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	7,452	Available Shop Sq. Ft.:	6,000
Available Sq. Ft.:	7,452	Available Office Sq. Ft.:	1,452
		Office Dim:	N/A
		Shop Dim:	60 x 100

PROPERTY INFORMATION

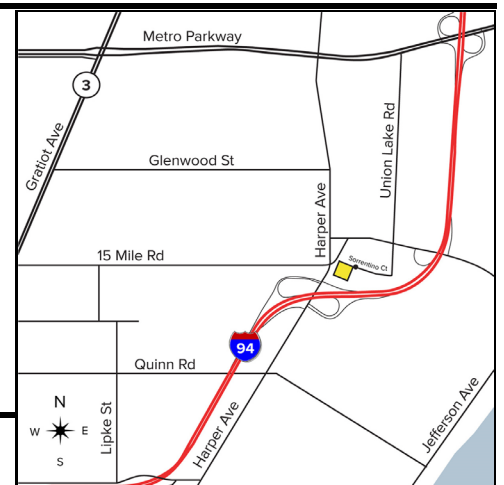
Freestanding:	Yes	Year Built:	1985 (Retrofit: 1997)
Clear Height:	15'	Rail:	No
Grade Level Door(s):	1: 12 x 12	Security:	Yes
Truckwells or Docks:	0	Interior:	N/A
Exterior Construction:	Face Brick	Lighting:	LED
Structural System:	Block/Steel	Bay Sizes:	60' x 100'
Air-Conditioning:	100%	Restrooms:	3
Heating:	Forced Air	Cranes:	No
Availability:	Immediately	Parking:	Ample
Power (Amps/Volts):	400 Amps, 240 Volts, To be verified	Roof:	Rubber
		Floors:	N/A
		Floor Drains:	No
		Acreage:	0.583
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$6.50	Mthly Rate:	N/A	Deposit:	N/A
Lease Type:	NNN	Lease Term:	3 Year(s)	TD:	N/A
Sale Price:	\$555,000 (\$72.83/sqft)	Taxes:	\$8,981	Parcel #:	16-11-36-108-011
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

Fully built out with drop ceiling, carpeting, and 100% air conditioning. Overhead door opening for new door installation, fenced lot. Very clean. Finishes can be removed to expose shop area. Located at end of cul-de-sac.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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