



Industrial For Lease

Property Name: Davalor Mold
Location: 46480 Continental Drive
City, State: Chesterfield Twp., MI
Cross Streets: 21 Mile Road and I-94
County: Macomb
Zoning: M-1

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	103,101	Available Shop Sq. Ft.:	43,652	Office Dim:	N/A
Available Sq. Ft.:	62,529	Available Office Sq. Ft.:	18,877	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1991 (Retrofit: 2026)
Clear Height:	18' - 19'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	4: 12 x 14	Security:	Yes	Signage:	N/A
Truckwells or Docks:	2	Interior:	No	Exterior:	Yes
Exterior Construction:	Face Brick	Lighting:	LED	Roof:	N/A
Structural System:	Block/Steel	Bay Sizes:	50 x 200	Floors:	N/A
Air-Conditioning:	Office	Restrooms:	Updated - Multiple	Floor Drains:	No
Heating:	Radiant Tube	Cranes:	Yes, (5) 2-5 Tons each	Acreage:	4.550
Availability:	Immediately	Parking:	60	Land Dimensions:	N/A
Power (Amps/Volts):	2000 Amps, 480 Volts, Primary power - Buss Duct throughout				

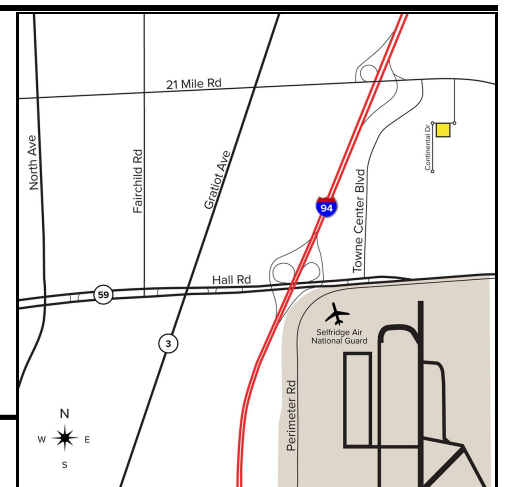
PRICING INFORMATION

Lease Rate:	\$7.95	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	N/A	Deposit:	N/A
Lease Term:	N/A	Parcel #:	15-09-32-105-007	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

Seconds from I-94. Completely upgraded, fully functional former injection mold facility. Plenty of upgrades: epoxy flooring, restrooms, painted shop (walls and ceiling). Includes private executive parking garage, primary power, buss duct throughout, water tower, chiller, cranes throughout.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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