

12238 N. FENTON ROAD
FENTON, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE
28,750 Square Feet Available



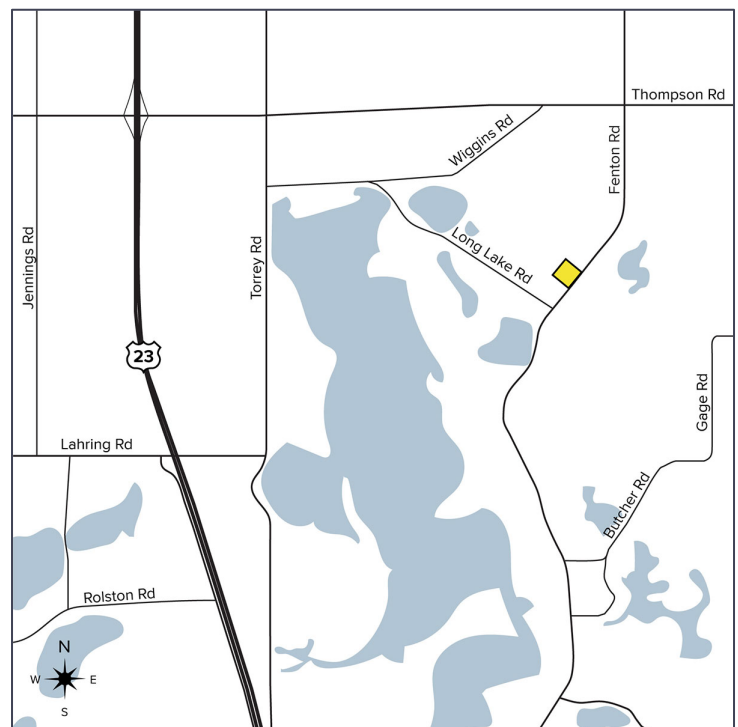
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PROPERTY FEATURES

- 28,750 square feet available
- Two building property:
 - Main building: 24,000 square feet
 - Out building: 4,750 square feet, heated with an overhead door and truck dock
- 15'9" - 19'2" clear height
- (3) 12' x 14' grade level doors
- (3) truckwells
- Extremely clean facility and turn-key, used for small boxed parts distribution
- Land allows for expansion
- Main road facility for exposure and within 5-minutes of I-75
- Lease Rate: \$7.50/sq. ft. NNN
- Sale Price: \$2,650,000 (\$92.17/sq. ft.)



For more information, please contact:

KRIS PAWLOWSKI
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kpawlowski@signatureassociates.com

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jtownsend@signatureassociates.com

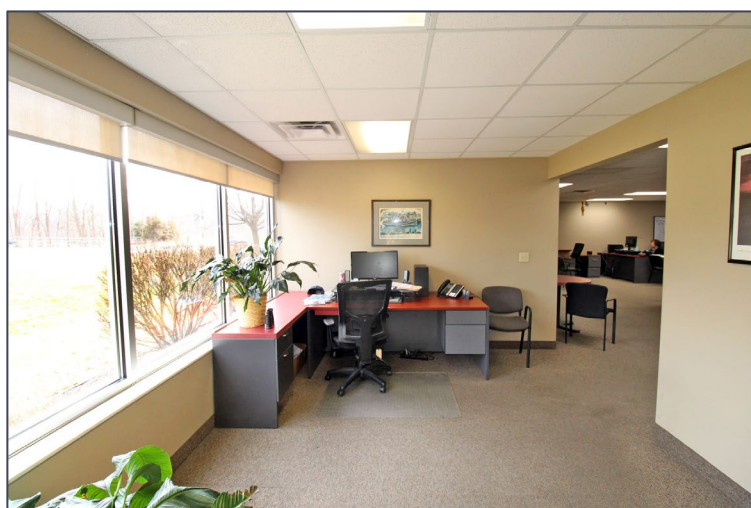
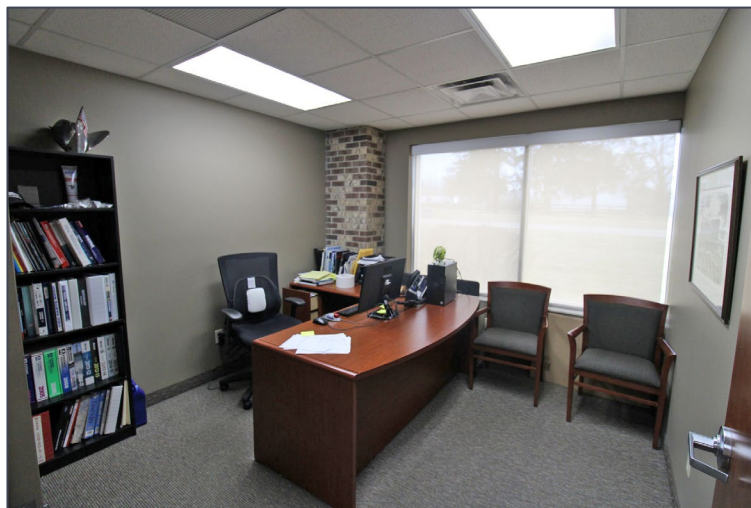
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Southfield, MI 48076
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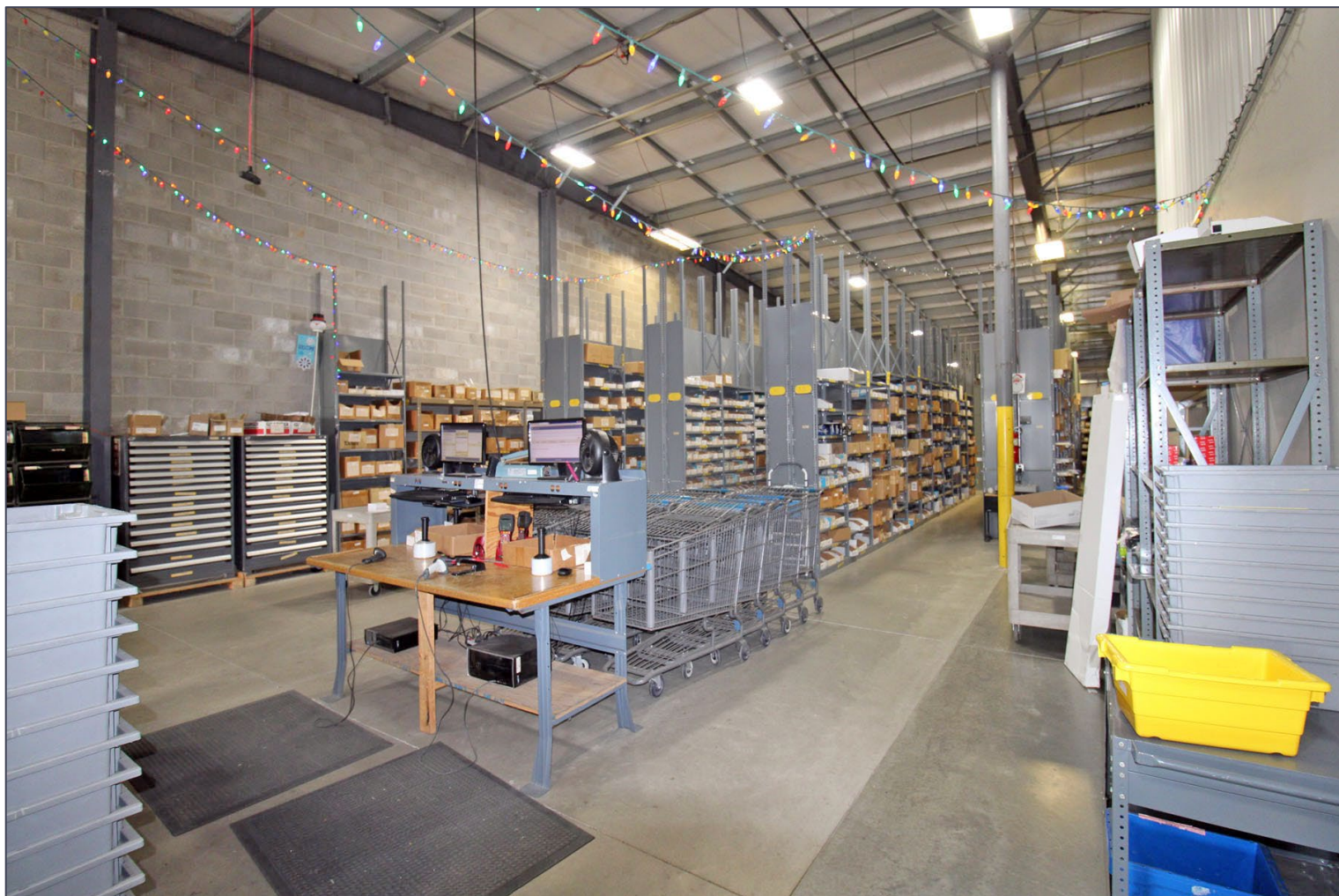
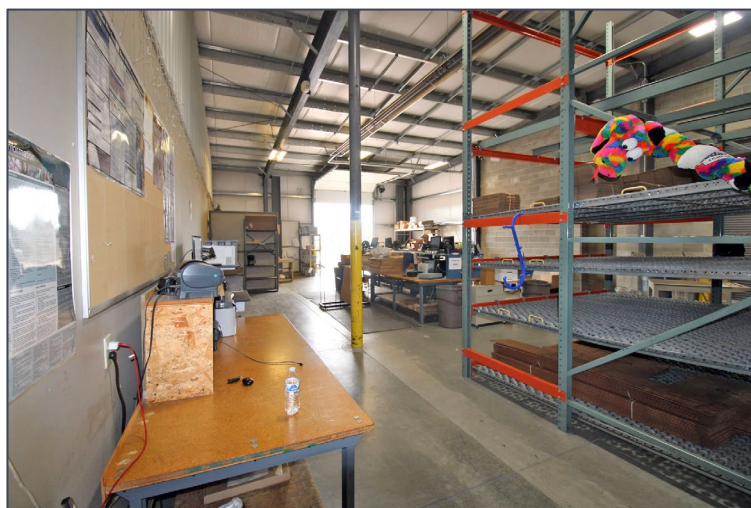
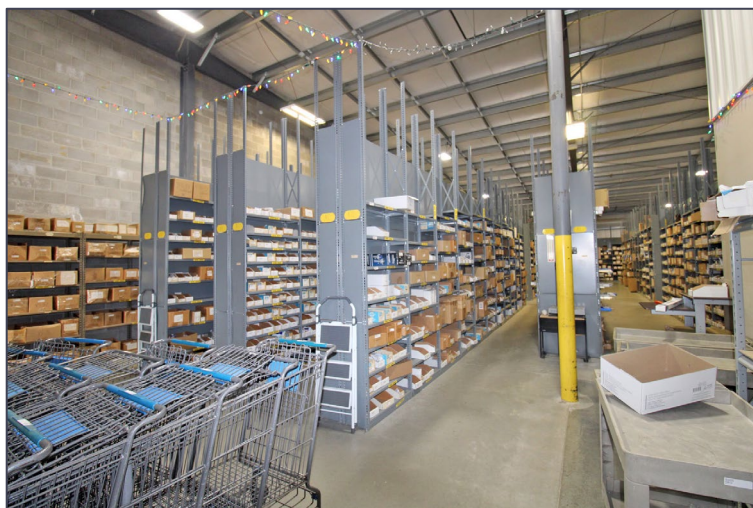
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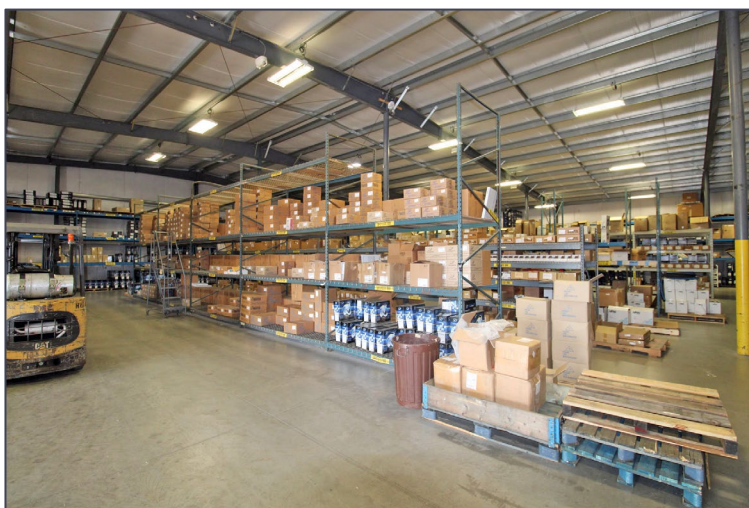
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OUT BUILDING

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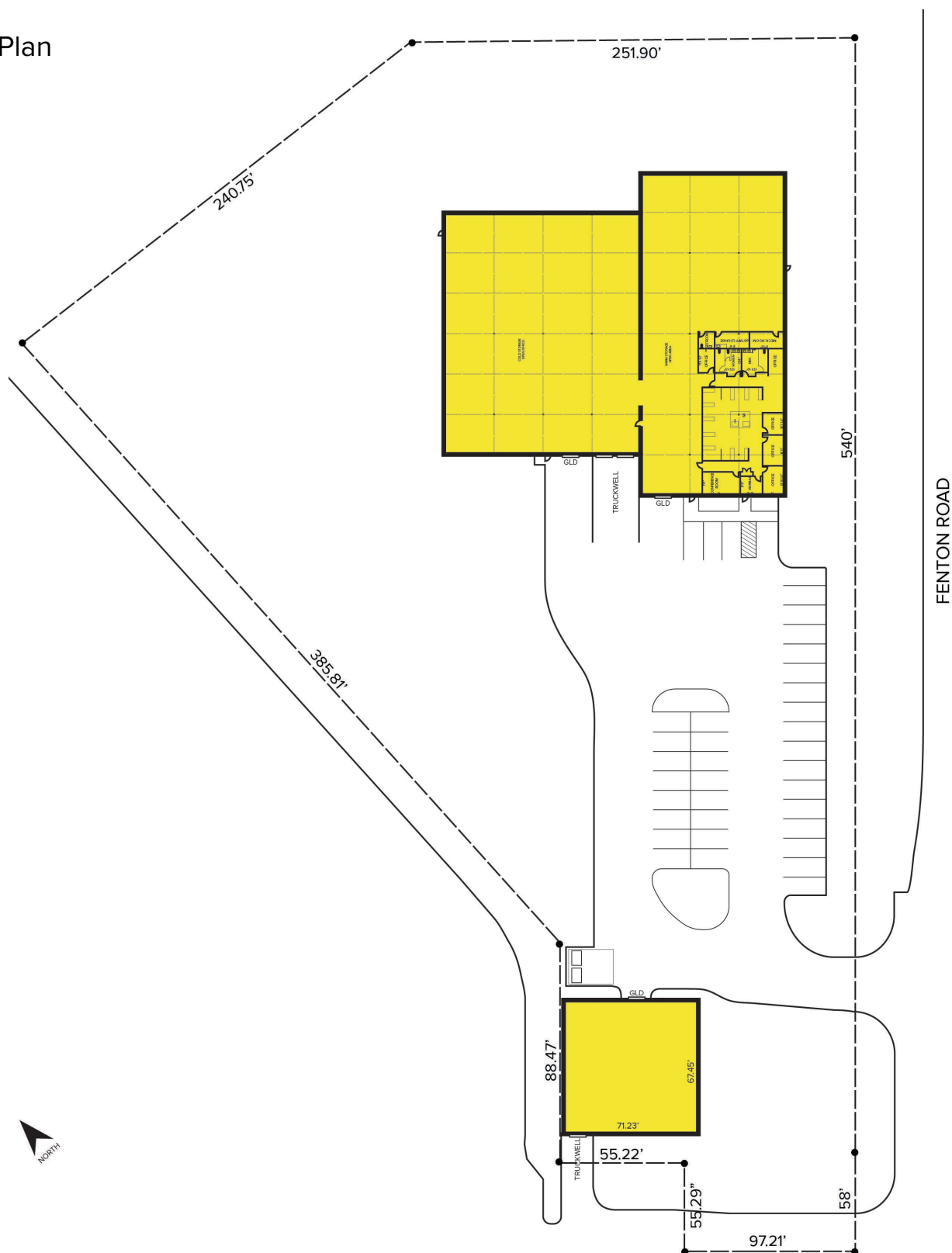
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Site Plan



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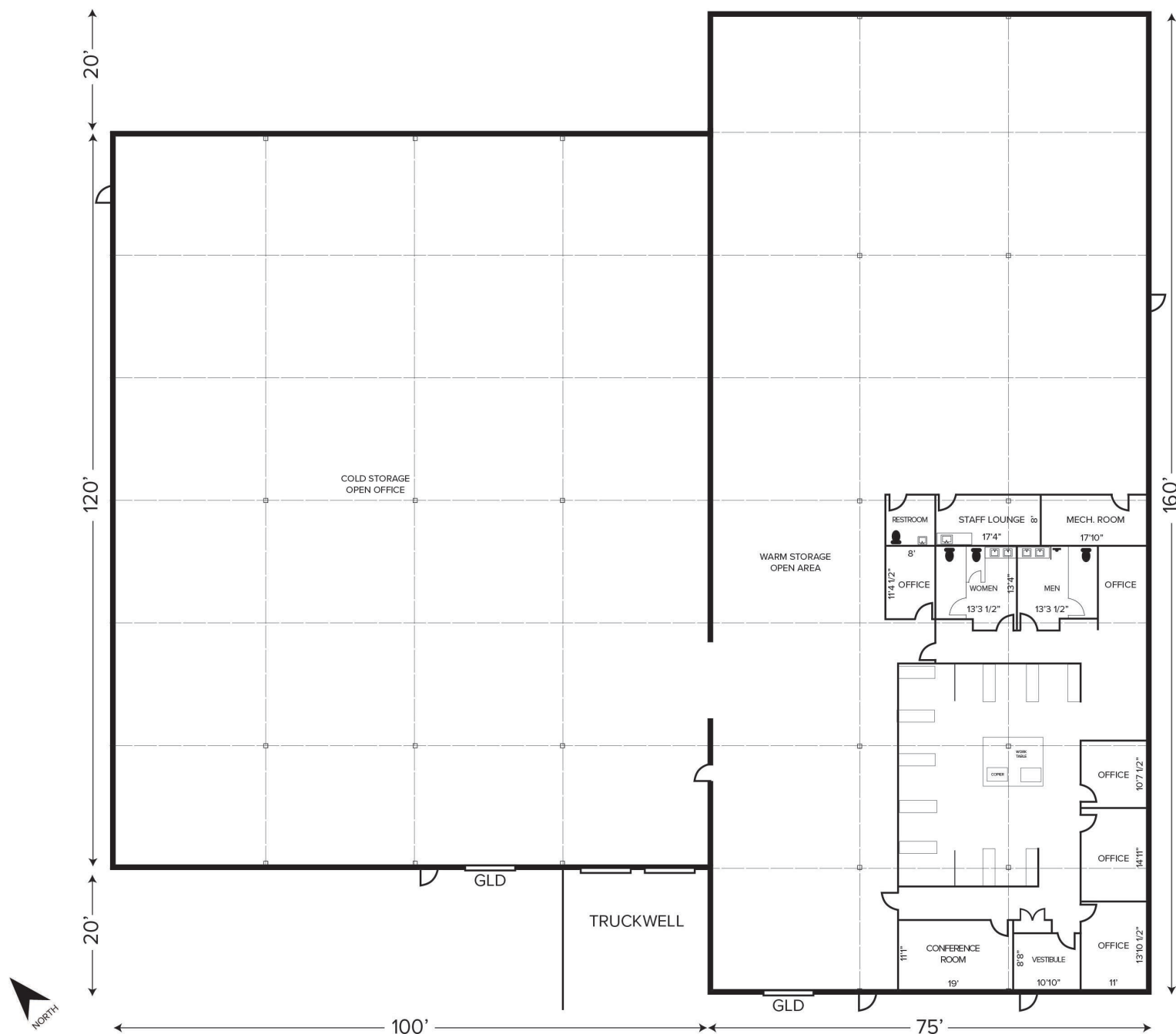
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Floor Plan - Main Building



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Aerial



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