



Hi-Tech For Lease

Property Name:

Location: 454 North Street

City, State: Mason, MI

Cross Streets: E. of Cedar Street

County: Ingham

Zoning: M-2, Gen. Manufacturing

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	180,900	Available Shop Sq. Ft.:	0	Office Dim:	N/A
Available Sq. Ft.:	34,800	Available Office Sq. Ft.:	34,800	Shop Dim:	N/A
PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1921 (Retrofit: 1999)
Clear Height:	14' - 30'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	0	Security:	No	Signage:	None
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Masonry/Metal	Lighting:	Sodium Vapor	Roof:	Gable
Structural System:	Steel/Concrete	Bay Sizes:	15'x18', 55'x30', 20'x45'	Floors:	6" Concrete
Air-Conditioning:	No	Restrooms:	Yes	Floor Drains:	No
Heating:	Gas Forced Air	Cranes:	No	Acreage:	11.020
Availability:	Immediately	Parking:	200	Land Dimensions:	N/A
Power (Amps/Volts):	2000 Amps, 480 Volts, 480/277				

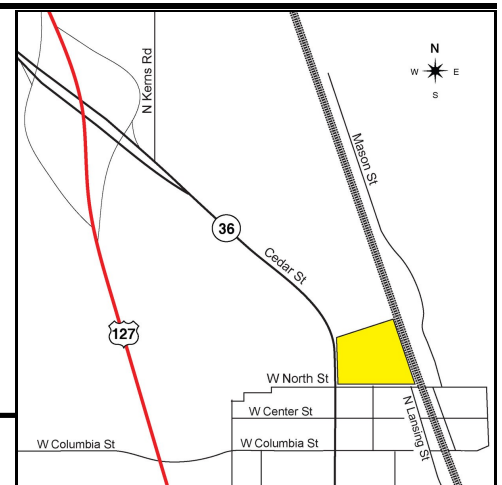
PRICING INFORMATION

Lease Rate:	Contact Broker	Mthly Rate:	Contact Broker	TD:	N/A
Lease Type:	Contact Broker	Taxes:	\$0.44/SF (2024)	Deposit:	N/A
Lease Term:	3-5 Year(s)	Parcel #:	33-19-10-05-451-006	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

34,800 sq. ft. of second and third floor office space available. Near General Motors. 200 car parking.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Greg Hudas, (248) 799-3162, ghudas@signatureassociates.com

Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com