

FOR SALE OR LEASE

29 W. RUNDELL ST.
PONTIAC, MICHIGAN

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY FEATURES

- 81,000 SF with 3,000 SF Office
- 15'-20' Clear Height Throughout Building
- Four (12'x12') Overhead Doors
- Five Truckwells
- Easy Access to M-59, I-75
- Potential Sale-Leaseback Option Available for a Portion of the Building



FOR DETAILS CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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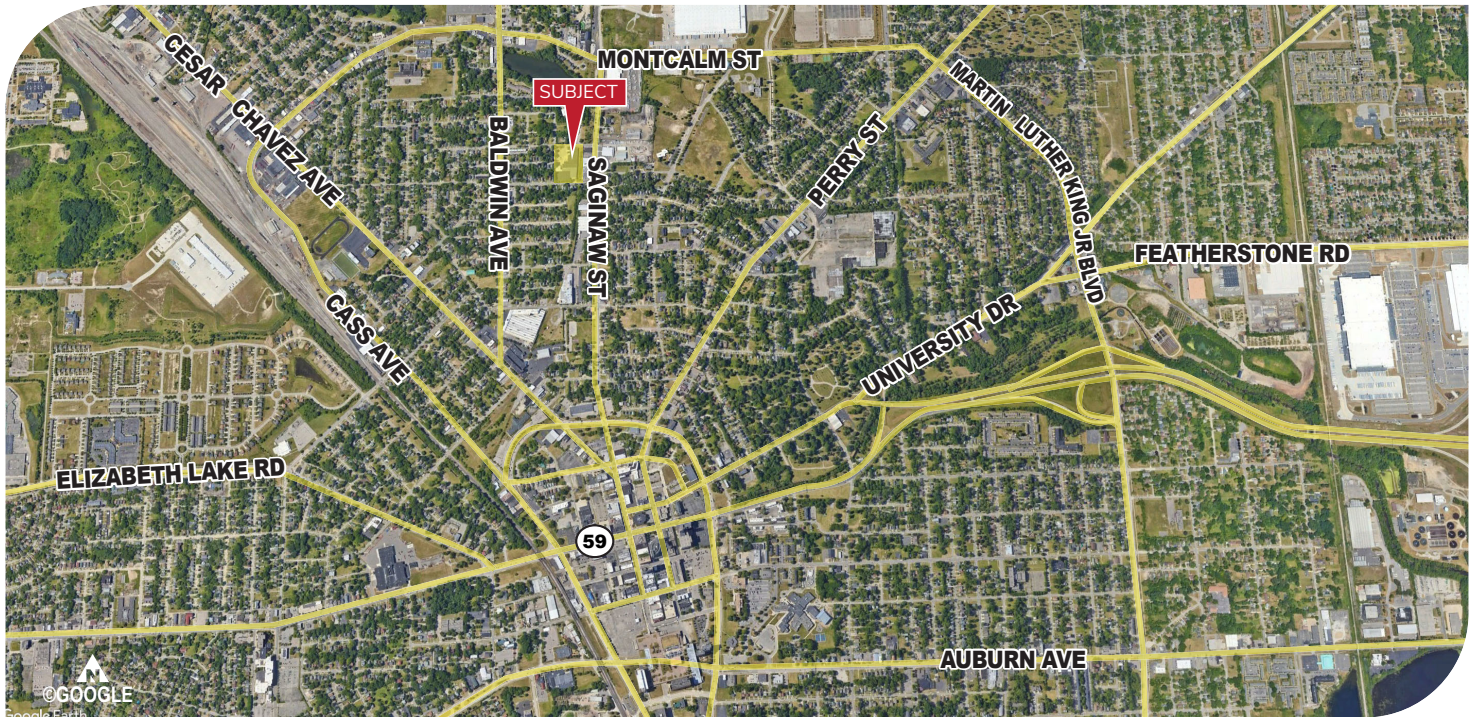
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PROPERTY TYPE:	Light Manufacturing/ Warehouse
TOTAL SF:	81,000
OFFICE SF:	3,000
LAND (AC):	2.3
ZONING:	M-1
PARCEL ID:	64-14-20-406-022
YEAR BUILT:	1987
CEILING HEIGHT:	15'-20' clear height
LOADING DOCKS:	5
GRADE LEVEL DOORS:	4 12'x12'
POWER:	4,000 Amp Primary Service, 480 V

PROPERTY PRICING

TRANSACTION TYPE:	Sale or Lease
ASKING SALE PRICE:	\$3,645,000 (\$45/SF)
ASKING LEASE RATE:	\$8.75/SF Gross

81,000 SF well-maintained industrial facility features clear ceiling heights ranging from 15' to 20', ideal for a variety of industrial and distribution uses.

The property includes five truck wells and four 12'x12' overhead doors, ensuring efficient loading and logistics operations. Easy access to major highways, including I-75 and M-59. 4,000-amp primary service with 480-volt power, suitable for high-demand industrial uses. Potential sale-leaseback option available for a portion of the building, accommodating current owner's needs.

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