



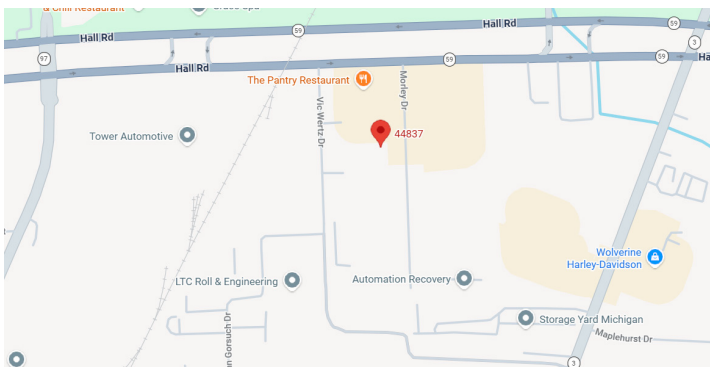
PILOT

PROPERTY GROUP

44837 MORLEY DR, CLINTON TOWNSHIP, MI 48036

PROPERTY OVERVIEW:

- Corporate Image Light Industrial Building
- Excellent location in Macomb County
- Easy access to M-59, Gratiot Ave, Groesbeck Hwy, I-94, and M-53
- Building is 100% under AC
- **Do not disturb or approach existing business/employees.**
All inquiries to be made through the listing brokers.



Property Type:	Industrial
Cross Streets:	Off Hall Road between Gratiot and Groesbeck
Total Square Footage:	25,320
Office Square Footage:	Approx 3,420
Shop Square Footage:	Approx 21,900
Building Name:	Complete Prototype Services 1
Parcel Size:	1.385 Acres
Year Built:	2004
Zoning:	I-1 Light Industrial
Ceiling Height:	20'6"
Grade Level Doors:	(2) 12' x 14' and (1) 10' x 10'
Cranes:	10 Ton
Power:	2,000 Amp/480V
Heat Type:	GFA
Lighting:	LED
Lease Rate:	\$7.95/SF NNN
Sale Price:	\$2,785,000.00 (\$109.99/SF)

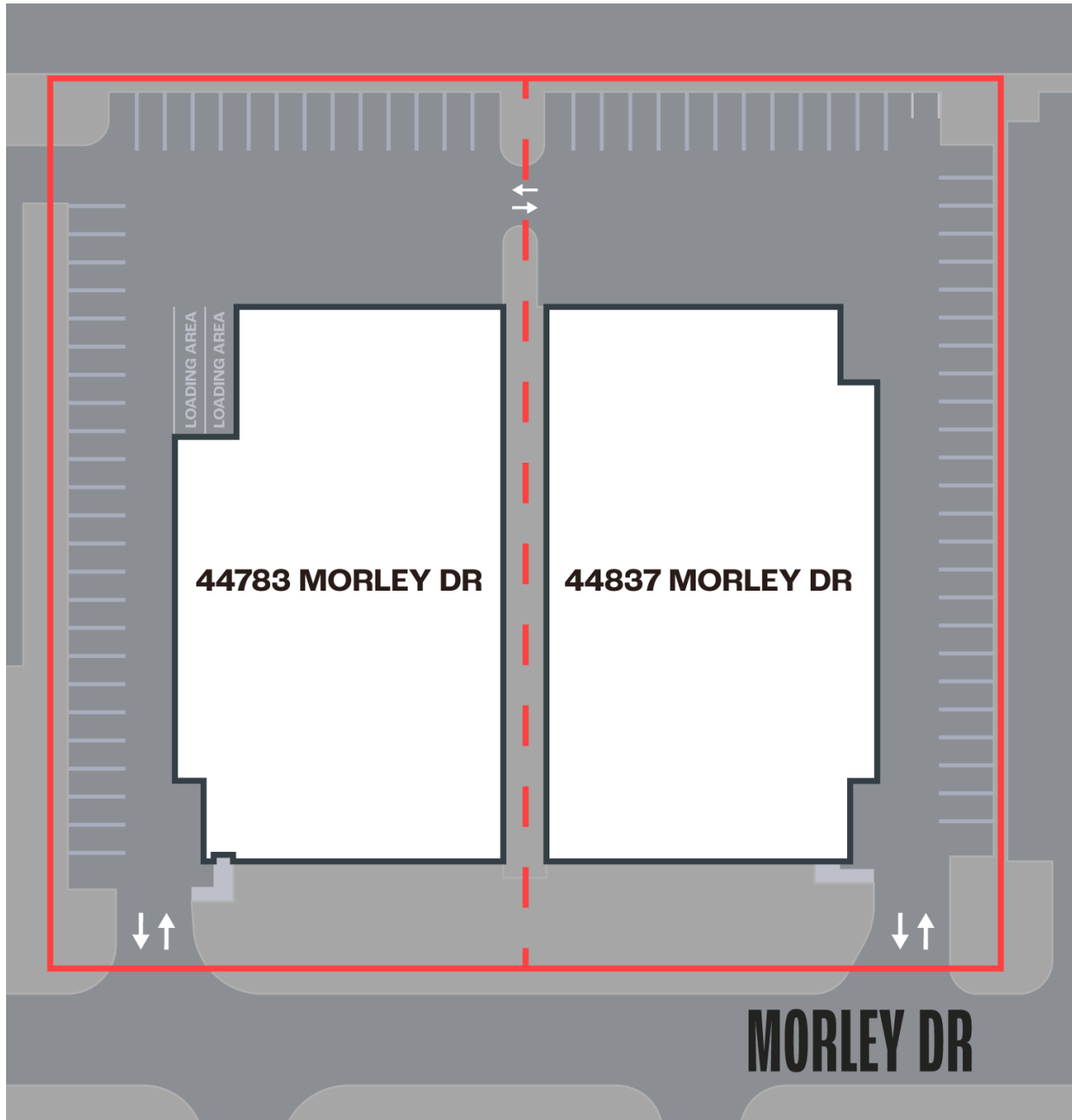
AGENT CONTACT INFO

JIMMY DIEHL O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com
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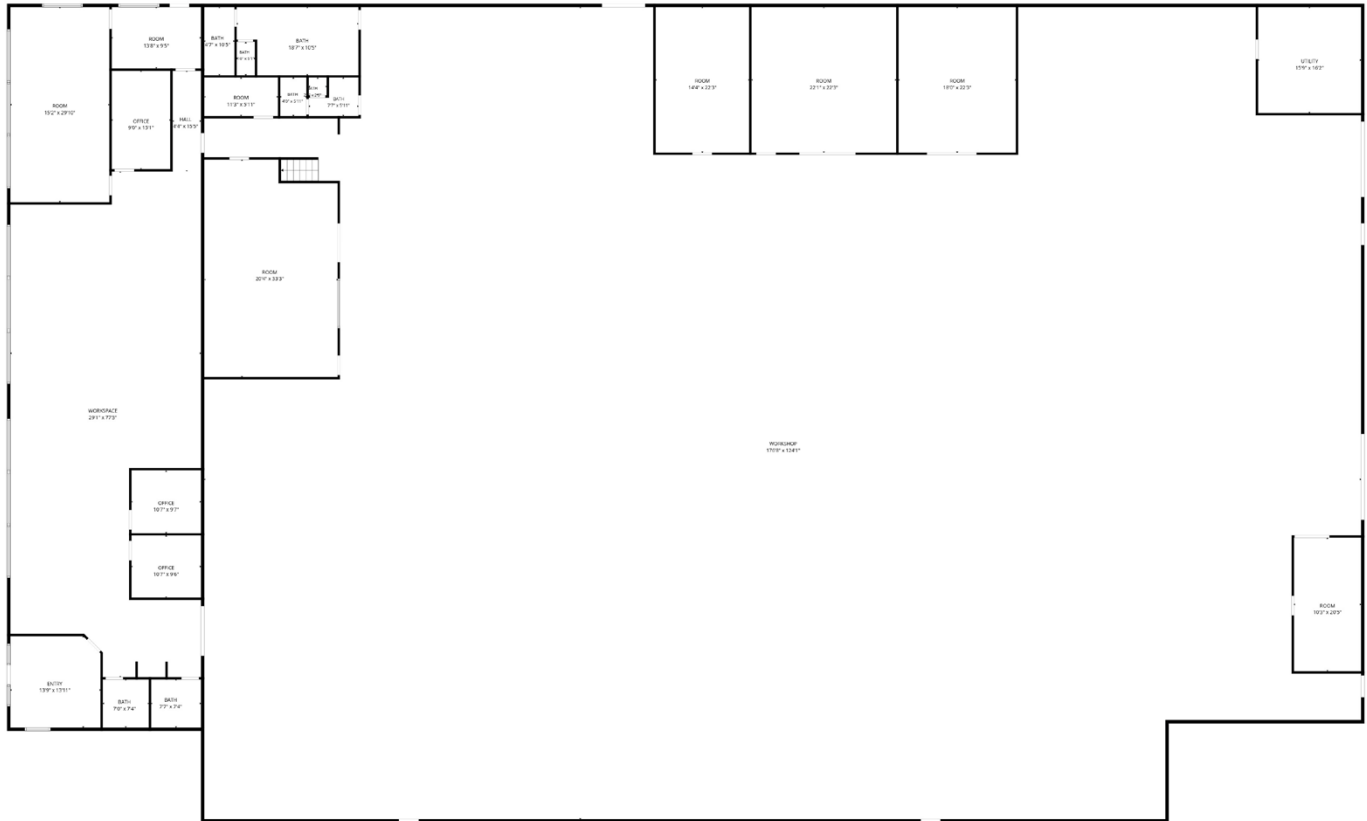
SITE PLAN



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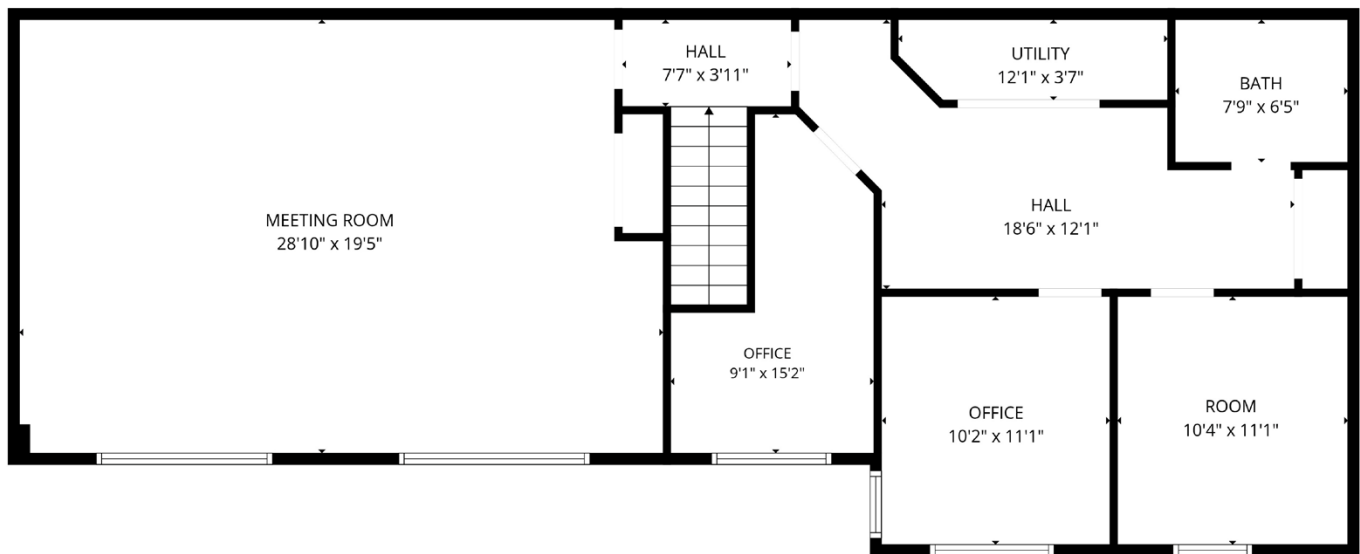
ENTIRE BUILDING FLOORPLAN



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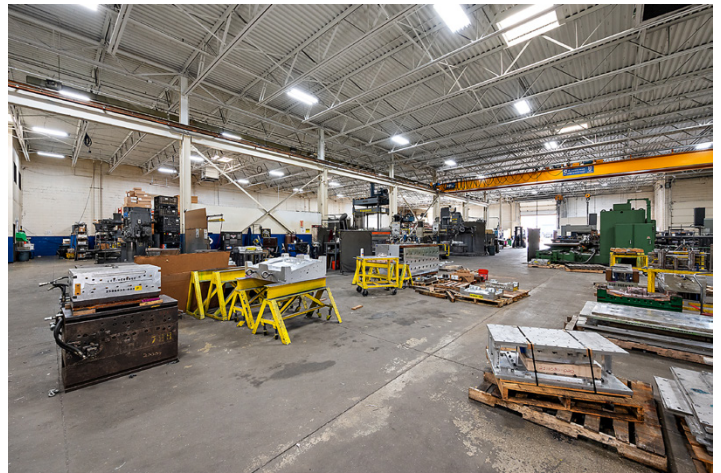
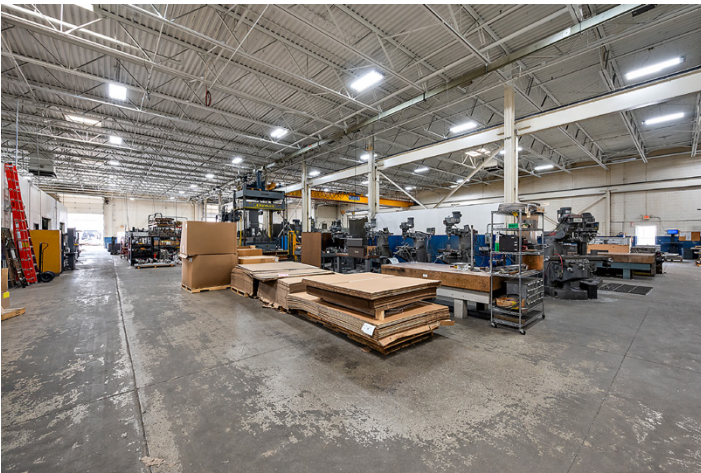
MEZZANINE FLOORPLAN



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ADDITIONAL PHOTOS



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