



PILOT

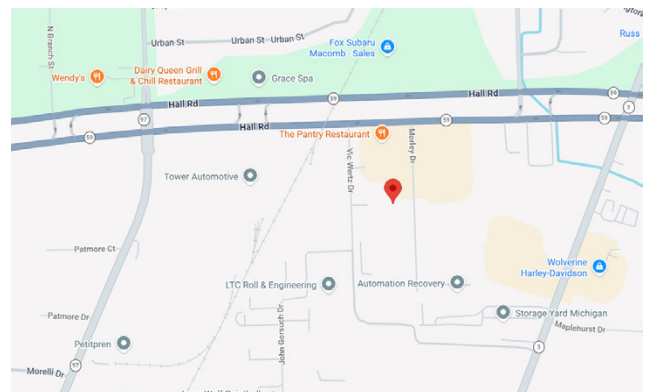
PROPERTY GROUP

44783 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 bet Gratiot and Groesbeck
Total Square Footage: 24,292
Office Square Footage: Approx 3,420
Shop Square Footage: Approx 20,872
Building Name: Complete Prototype Services 2
Parcel Size: 1.387 Acres
Year Built: 1999
Zoning: I-1 Light Industrial
Ceiling Height: 18'6"
Grade Level Doors: (2) 12' x 14'
loading Docks: (2)



Cranes: 2 Ton
Power: 2,000 Amp/480V
Heat Type: GFA
Lighting: LED
Lease Rate: \$7.95/SF NNN
Sale Price: \$2,675,000.00
 (\$110.12/SF)

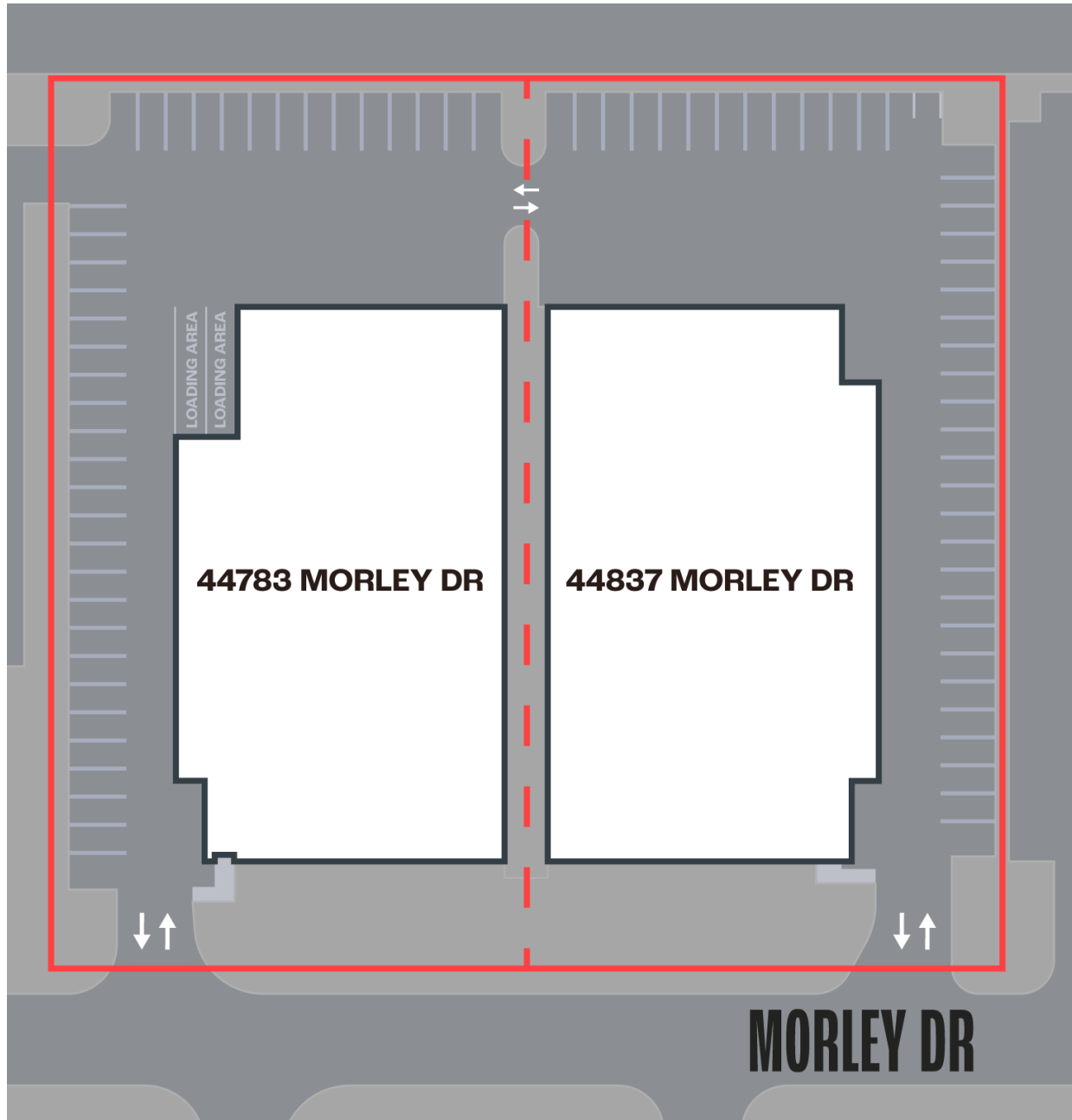
AGENT CONTACT INFO

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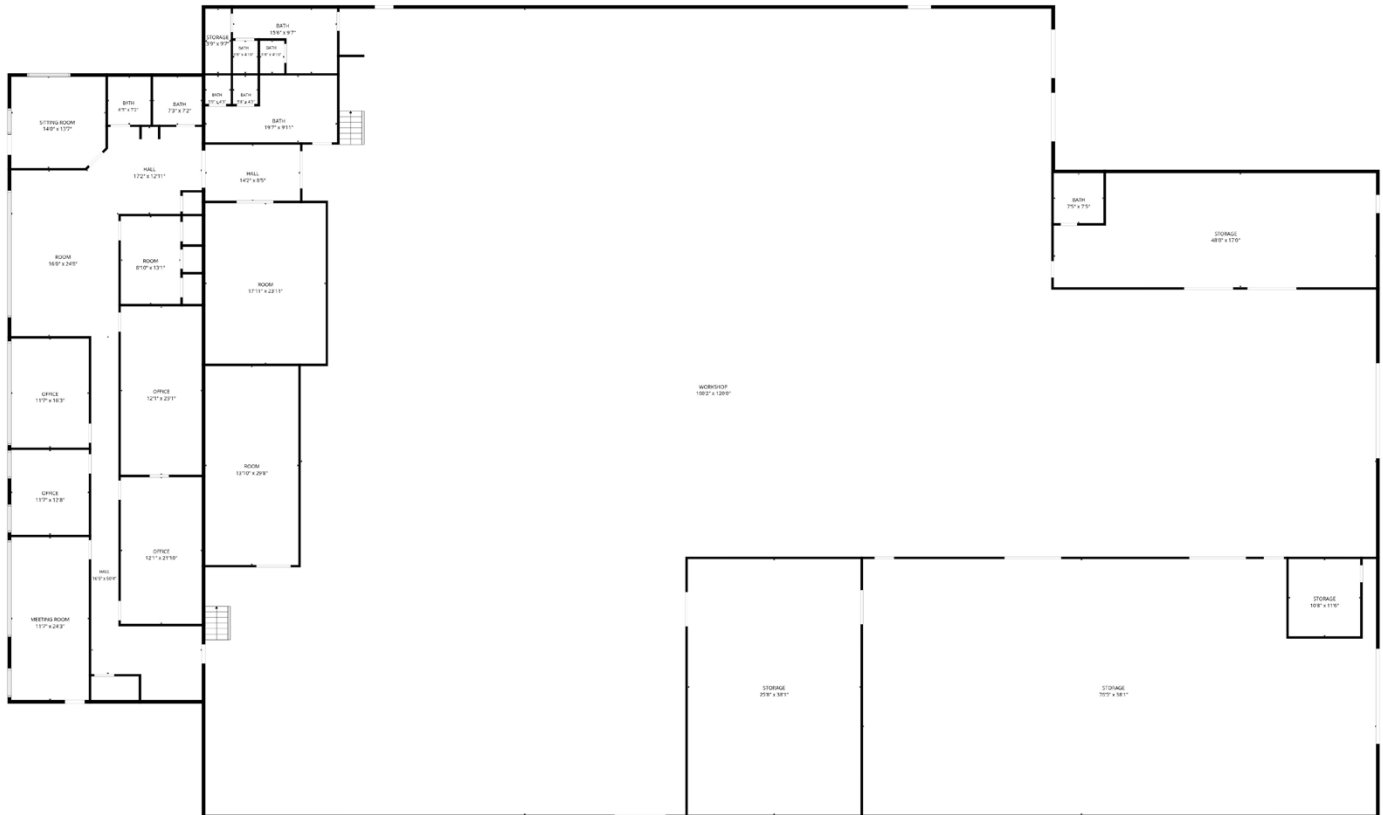
SITE PLAN



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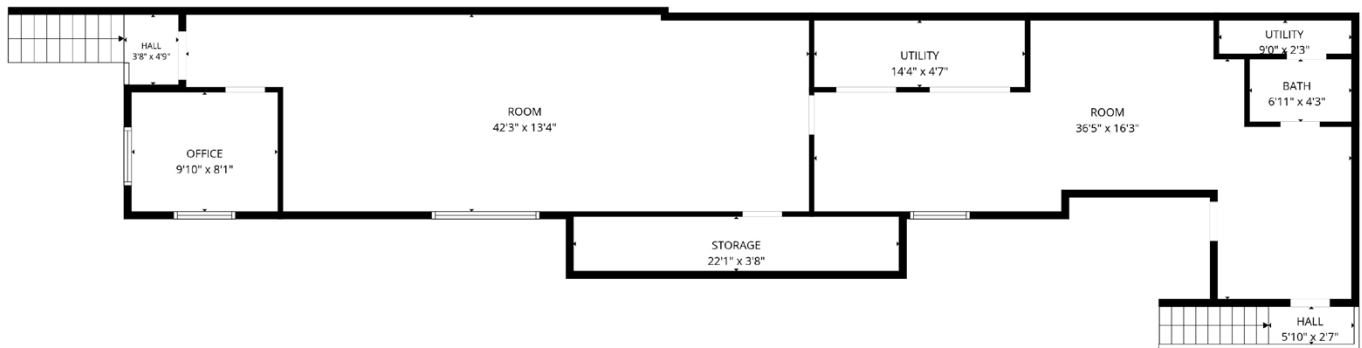
ENTIRE BUILDING FLOORPLAN



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MEZZANINE FLOORPLAN



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ADDITIONAL PHOTOS



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