

PRICE REDUCED!

FRASER INDUSTRIAL FOR SALE OR LEASE



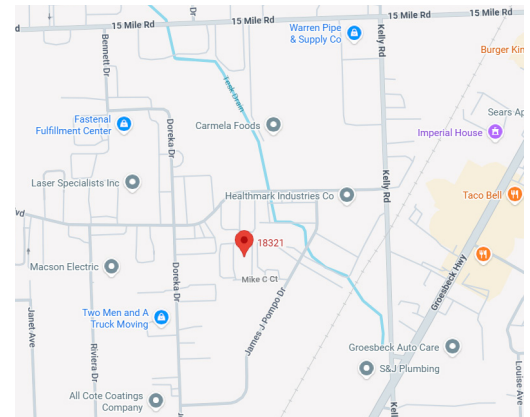
PILOT PROPERTY GROUP

16,000 SQ FT
18321 MIKE C COURT, FRASER, MI 48026

PROPERTY OVERVIEW:

This is a really nice clean and functional industrial building located in the Fraser Industrial Park just West of Groesbeck, and South of 15 Mile. All of the roads in the park are slated to be replaced later this year, with Mike C being newly replaced. The building is set up with Two 8,000 SF units which have both street facing loading and drive through capability in the back unit. The building can be delivered 100% vacant, or income producing with short month-month tenancy in place and the seller is willing to lease back a portion of the building (clean use warehouse). Motivated Seller, priced right to make a deal. Bring Offers!

Property Type:	Freestanding Industrial
Cross Streets:	Kelly and 15 Mile Road - In Fraser Industrial Park
Total Square Footage:	16,000
Office Square Footage:	800 - 1,625
Shop Square Footage:	7,175 - 16,000
Parcel Size:	1 Acre
Year Built:	1983
Zoning:	IC - Industrial Improved
Ceiling Height:	17'
Shop Lighting:	LED
Grade Level Doors:	4 Total - (3) 12' x 14' and (1) 8' x 8'
Power:	480V, 2,000 Amp
Office Heat Type:	Package heating and cooling
Shop Heat Type:	Radiant Tube and AC
Sale Price:	\$1,275,000 \$1,195,000 (\$74.69/SF)
Lease Price:	\$9.00/SF Gross



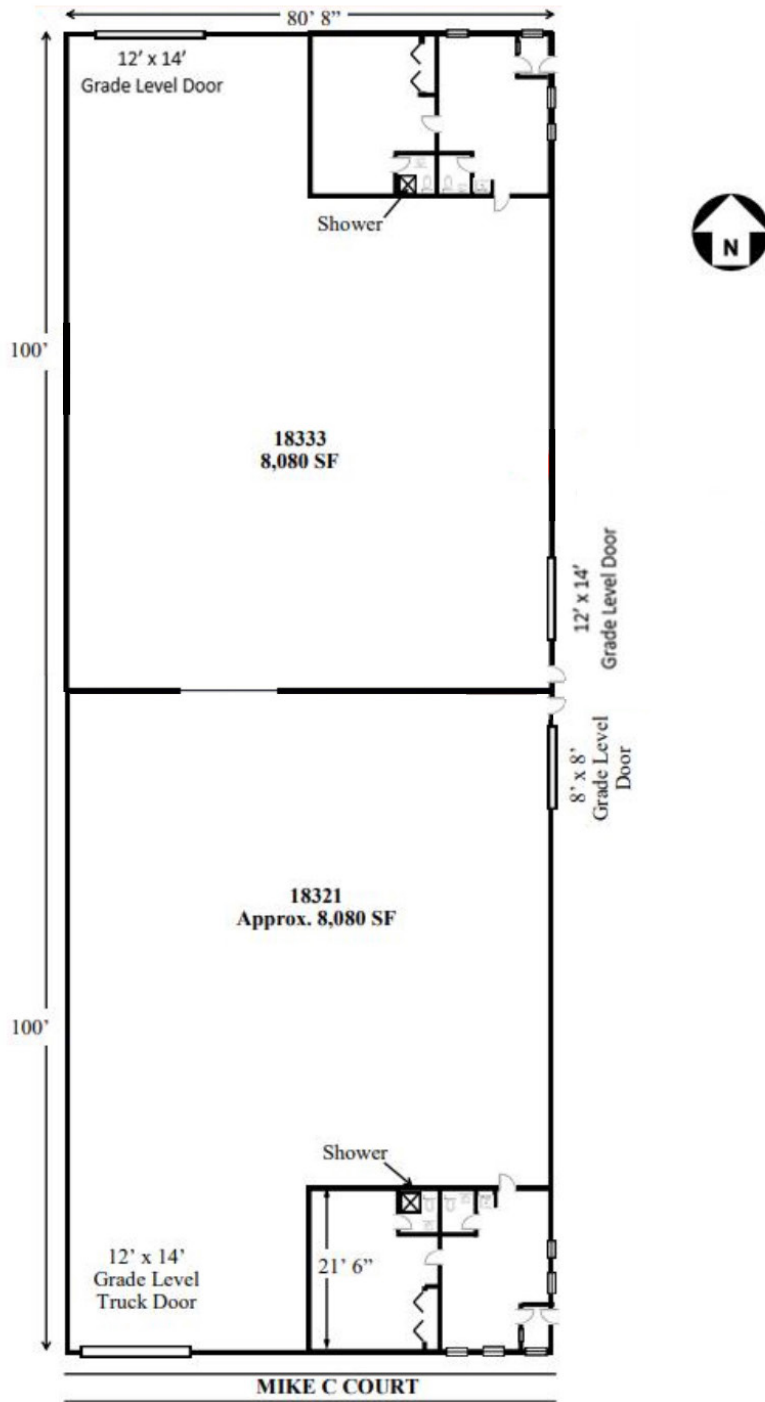
AGENT CONTACT INFO

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FLOORPLAN



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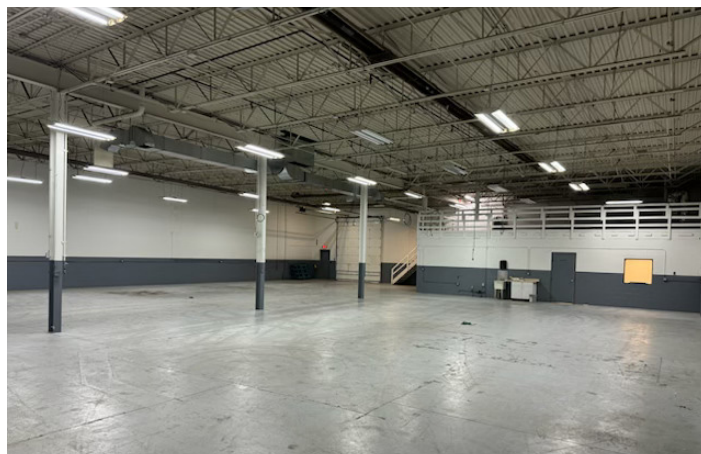
ADDITIONAL PHOTOS



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