

AVAILABLE FOR SALE

41965 ECORSE ROAD

VAN BUREN TOWNSHIP, MICHIGAN



PROPERTY FEATURES

- + Immaculate 'State of the Art' Hi-Tech-Research-Development building with many extras!
- + Located within the Beautiful community of Van Buren Twp.
- + Immediate access to I-275, I-94 and Detroit Metro Airport.
- + 124,585 total square feet
- + Includes approximately 15,000 square feet of office on two floors serviced by elevator.
- + 156+ parking spaces
- + Additional attributes that can be made available such as:
 - 23,000 square foot clean room with
 - 10 ton crane.
 - Additional 20 ton crane
 - Auto Clave
 - Back-up generator
 - Fiber placement machine



CONTACT US

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First Vice President

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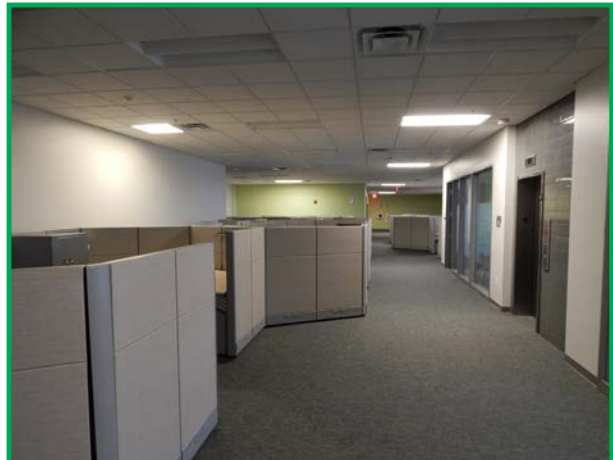
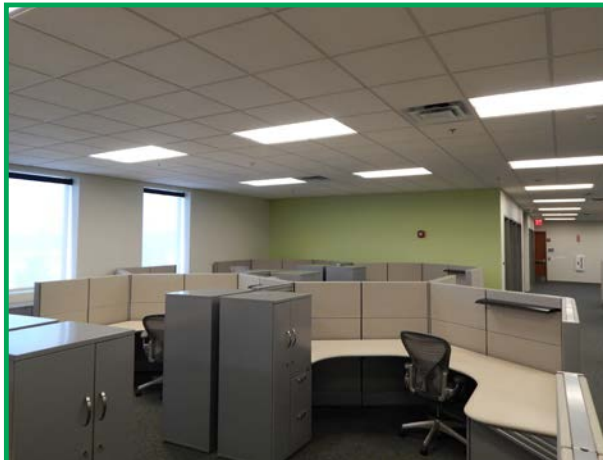
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OFFICE

Modern Herman Miller furniture and cubicals can be made available for sale

- + Break room / cafeteria
- + 10 conference rooms (1-Shop, 6-First floor, 3-Second floor)
- + 5 private offices
- + 48 cubicle positions (19-First floor, 29 Second floor)
- + High-end office finishes with new high efficiency windows throughout
- + Restrooms on both 1st and 2nd floors.
- + Remote office and restrooms in shop area.



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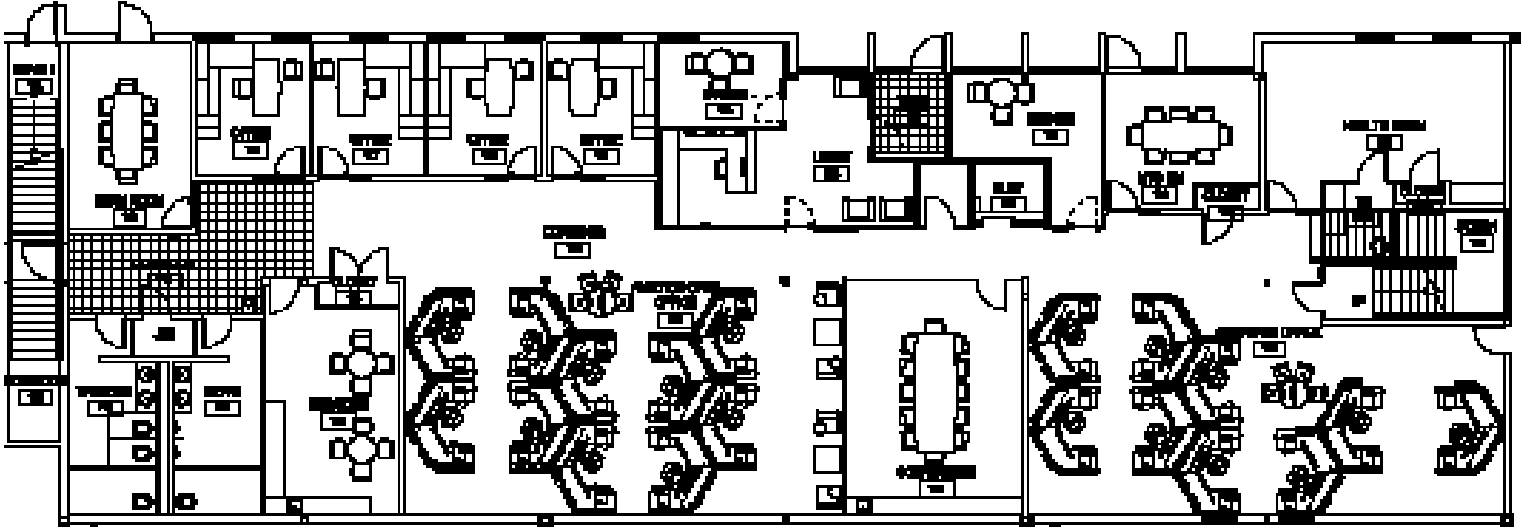
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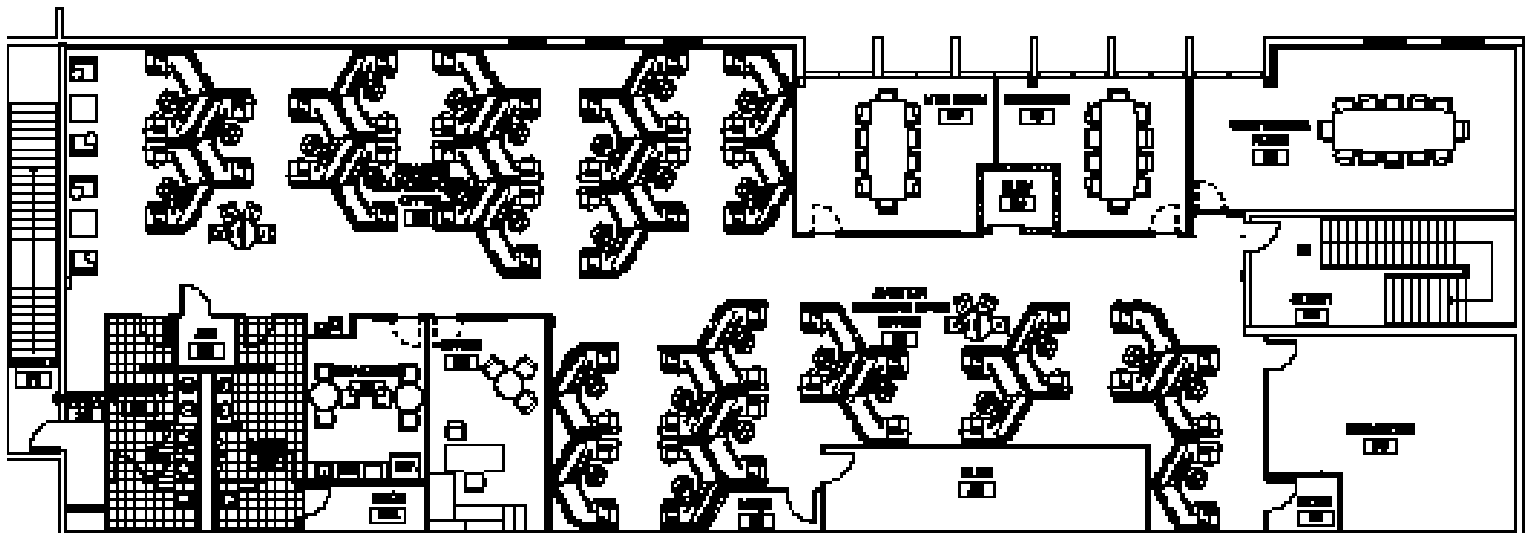
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OFFICE PLAN - 1ST FLOOR



OFFICE PLAN - 2ND FLOOR



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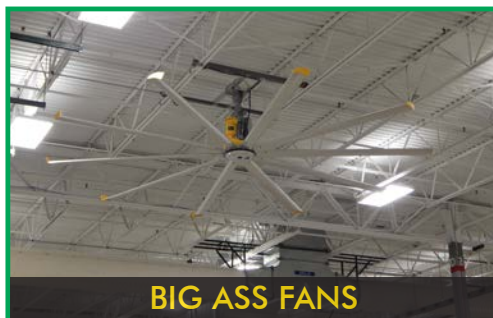
WAREHOUSE

Warehouse includes many upgrades and finishes such

- + 25' ceiling heights
- + New high efficiency T-5 light fixtures.
- + ESFR high density fire suppression system.
- + An approximately 10,660 SF, primarily shipping, receiving and storage areas.
- + Extensive upgraded power approximately 5,000a , supplied from two 2,500 KVA transformers.
- + Buss duct throughout
- + Multiple Big Ass Fans
- + Entire warehouse floor has been "diamond polished".
- + Entire warehouse has been painted white.
- + Compressed air system throughout
- + Exterior industrial gas storage area (expandable)
- + Entire warehouse is climate controlled.
- + Two (2) dock doors – more can be added.
- + Two grade level doors.

POWER

The plant is serviced with two separate 2,500 KVA transformers for a total of 5,000 KVA. Each transformer supports a 3,000 amp circuit breaker. 480v / 3p



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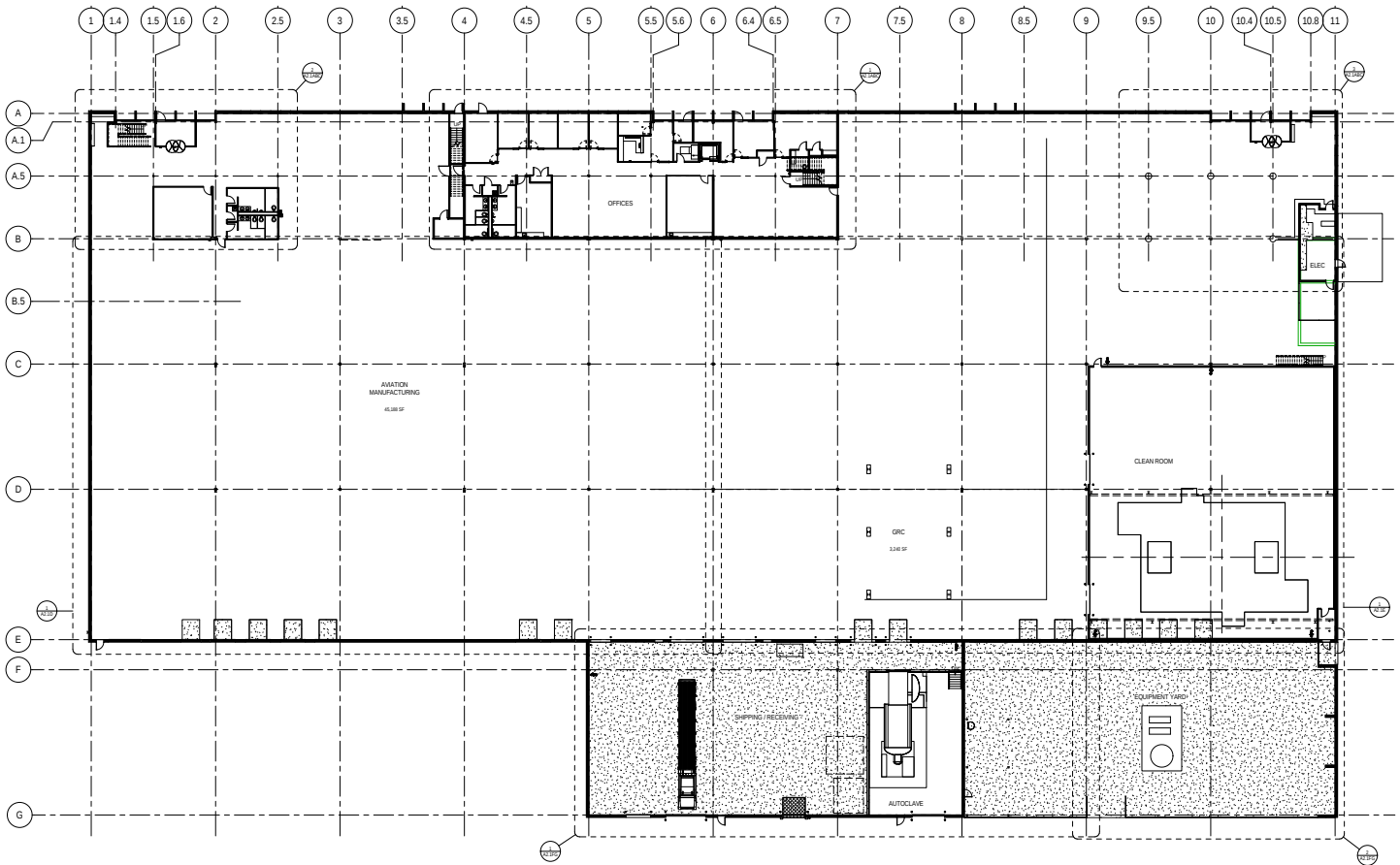
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WAREHOUSE SITE PLAN - LEVEL 1



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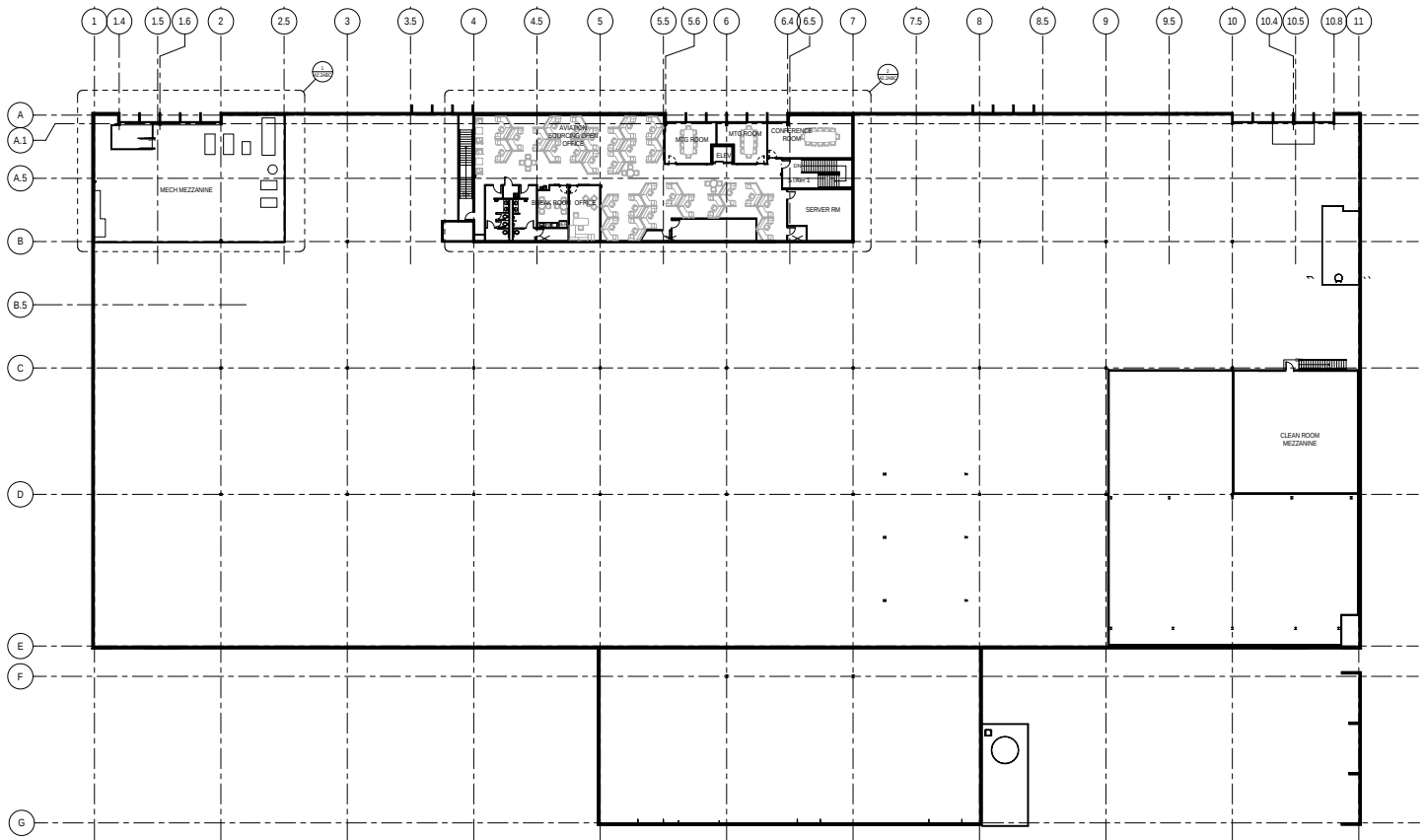
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VAN BUREN TOWNSHIP, MICHIGAN

WAREHOUSE SITE PLAN - LEVEL 2



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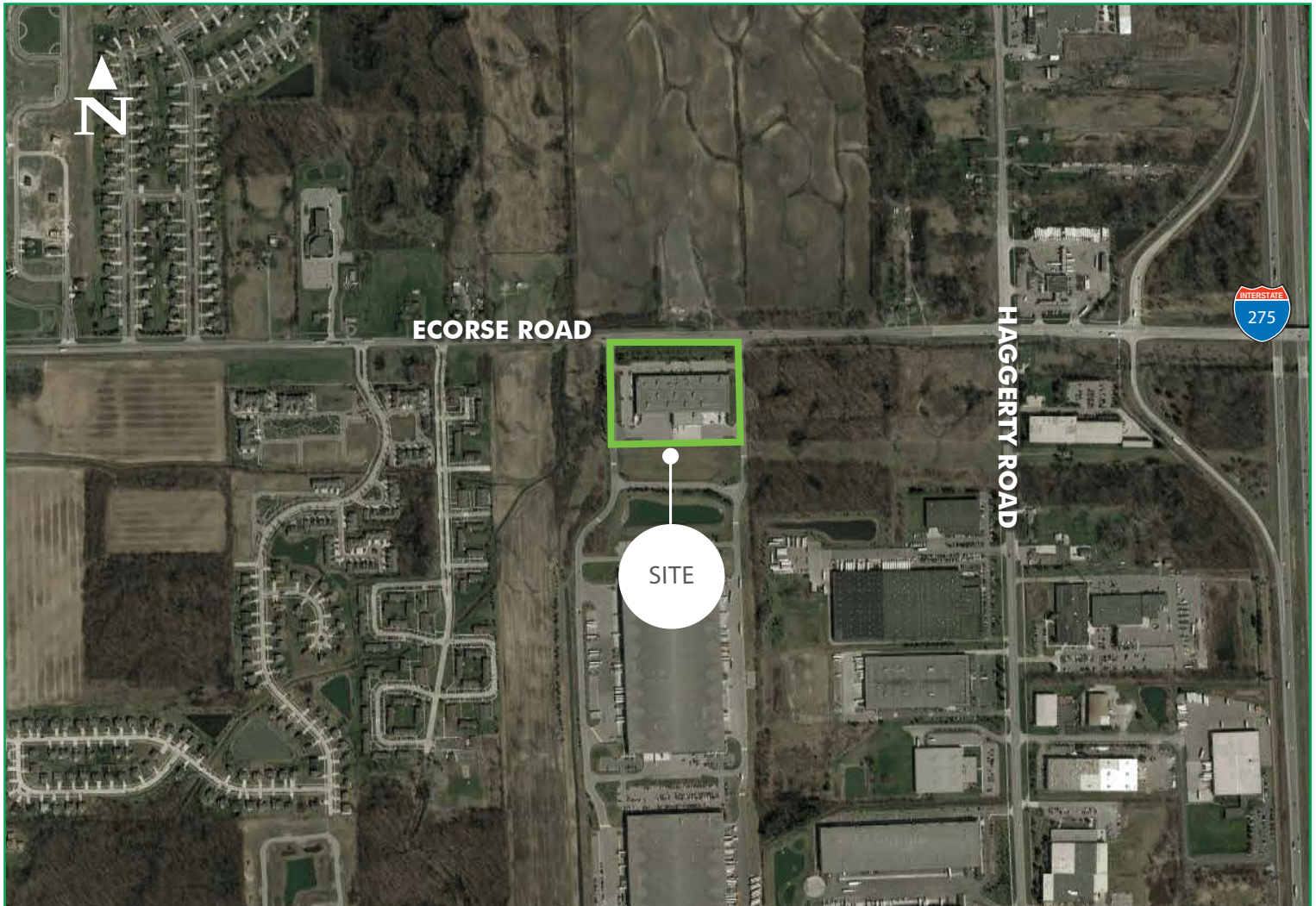
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AERIAL



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PROPERTY OVERVIEW

- + County: Wayne
- + Total Building Size: 124,584 SF
- + Sale Price: \$11,212,560 (\$90.00 PSF)
- + Zoning: Light Industrial M-1
- + Divisible (Min/Max): No
- + Taxes: 2016 Summer: \$112,262
2016 Winter: \$42,323
\$1.24 PSF



LAND & STRUCTURES

Year Built:	2002; expansion 2011	Parking:	156 +/-
Total Available:	124,584 SF	Heat Type:	Roof Top
Available Office:	7,500 SF on 1st floor and 7,500 SF on 2nd floor	Power:	5,000 Amp / 480v / 3p
Available Shop:	117,084 SF	Security System:	Available
Divisible:	No	Lighting:	T-5
Acreage	7.06 Acres	Restrooms:	Multiple
Construction:	Insulated Panel and Steel	Grade Level Doors:	2
Stories:	1	Truckwells / Docks:	Two (2)
Floor Drains:	None	Cranes:	Two (2) 20/10 Ton
Ceiling Height:	25'	Bay Sizes:	50' x 50' / 60' at Dock
Sprinklers:	ESFR	Rail:	None



COMMENTS

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- + 124,585 total square feet
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