



CORFAC INTERNATIONAL

2301 West Big Beaver  
Suite 950  
Troy, MI 48084-3329

(248) 637-9700  
Facsimile (248) 637-9897  
www.Lmcap.com

**EXTERIOR SITE DATA**



**CLASSIFICATION:** Industrial

**LOCATION:** 30759 Edison Dr

**CITY:** Roseville

**TOTAL SF:** 26,300      **AVAILABLE SF:** 26,300

**INTERSECTION:** 13 Mile Rd/Groesbeck      **FACTORY:** 25,081      **OFFICE:** 1,219

**COUNTY:** Macomb      **FREESTANDING:** Yes      **AGE:** 1978

**ACREAGE:** 1.40      **FRONTAGE:** 282.00      **DEPTH:** 250.00

**PARKING:** 20      **EXPANDABLE:**      **STORAGE:**

**RAILSIDING:** No      **X-WAY DISTANCE:** 2 Miles to I-696      **ZONING:** I-1

**INTERIOR SITE DATA**

**CLEARANCE MIN:** 18      **MAX:** 18      **BAY SIZE:**      **LAVATORIES:** 5

**CRANES:** 3      **CRANE LIST:** 2-Ton, 3-Ton, 5-Ton      **UNDERHOOK:** 12.00

**POWER:** 440/480      **AMPS:** 1,000      **BUSS:** Yes      **LIGHTS:** Metal-Halide

**TRUCKWELL: (int)** 1      **+(ext)**      **GRADE DOOR:** (2) 12'x12'

**HEATING:** Gas Forced Air      **A/C:** Office Only      **SPRINKLERED:** 100%

**AIRLINES:** Yes      **COMPRESSOR:**      **FLOOR DRAINS:**

**ECONOMIC DATA**

**SALE PRICE:** \$975,000.00      **PRICE/SF:** \$37.07

**LEASE:**      **LEASE/MONTH:**      **TAXES:** \$17,531.41

**ADDITIONAL INFORMATION:** Tenants lease runs until 6/29/2019. Shop contains lunchroom, locker room, and showers. Large interior truckwell. Two miles from I-696.

**AGENT:** J. Capitani\J. DePonio