



2301 West Big Beaver
Suite 625
Troy, MI 48084-3329

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

EXTERIOR SITE DATA

CLASSIFICATION: Industrial Building FREE STANDING: Yes AGE: _____
LOCATION: Van Dyke Avenue INTERSECTION: Van Dyke/18.5 Mile
CITY: Sterling Heights COUNTY Macomb
TOTAL SF: 40,000 AVAILABLE SF: 40,000 FACTORY: 32,000 OFFICE: 8,000
ACREAGE: 3.00 FRONTAGE: 386 DEPTH: _____
PARKING: Ample EXPANDABLE: Yes STORAGE: _____
RAILSIDING: _____ X-WAY DISTANCE: 1/8 Mile to M-53 ZONING: M-2

INTERIOR SITE DATA

CLEARANCE: 24 BAY SIZE: _____ LAVATORIES: 4
CRANES: _____ CRANE LIST _____ UNDERHOOK: _____
POWER: _____ AMPS: _____ BUSS: _____ LIGHTS: Metal Halide
TRUCKWELL: (int) _____ + (ext) _____ GRADE DOOR: 2 - 12'x14'
HEATING: Co-Ray-Vac A/C: Possible SPRINKLERED: Yes
AIRLINES: _____ COMPRESSOR: _____ FLOOR DRAINS: _____

ECONOMIC DATA

SALE PRICE: _____ PRICE/SF.: _____
LEASE: \$5.25 NNN LEASE/MONTH: \$17,500.00 TAXES: _____

ADDITIONAL INFORMATION: Excellent build to suit opportunity. 386' feet of Van Dyke frontage.

AGENT: M.E. Capitani\J. DePonio