



L. MASON CAPITANI

CORFAC INTERNATIONAL



FOR SALE

**26,300 SQUARE FEET
ROSEVILLE, MICHIGAN**

FOR MORE INFORMATION:

Joseph DePonio III, SIOR
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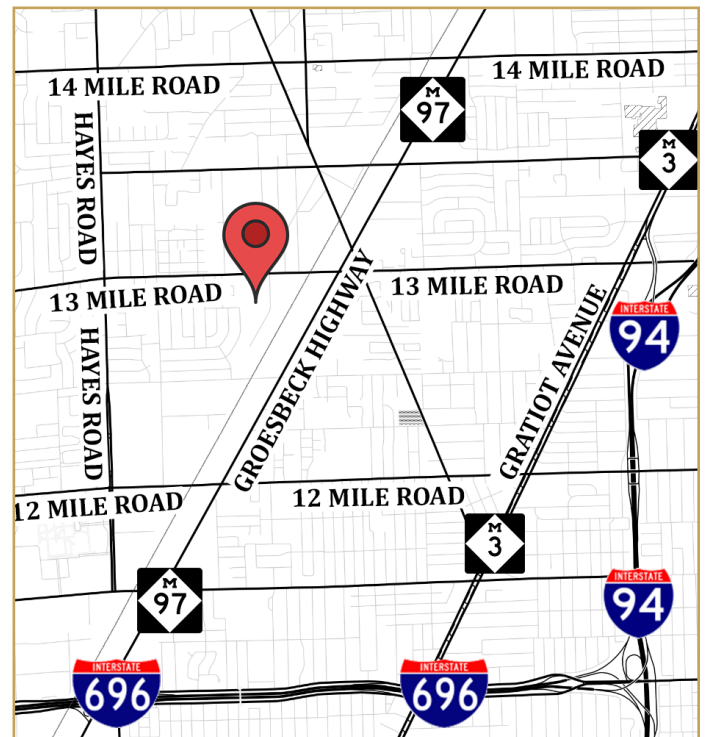
PROPERTY FEATURES:

- Leased Until 2019
- Interior Truckwell
- 18' Ceilings
- Three Cranes Up to 5-Ton
- Close to I-696 & I-94

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CORFAC INTERNATIONAL

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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:

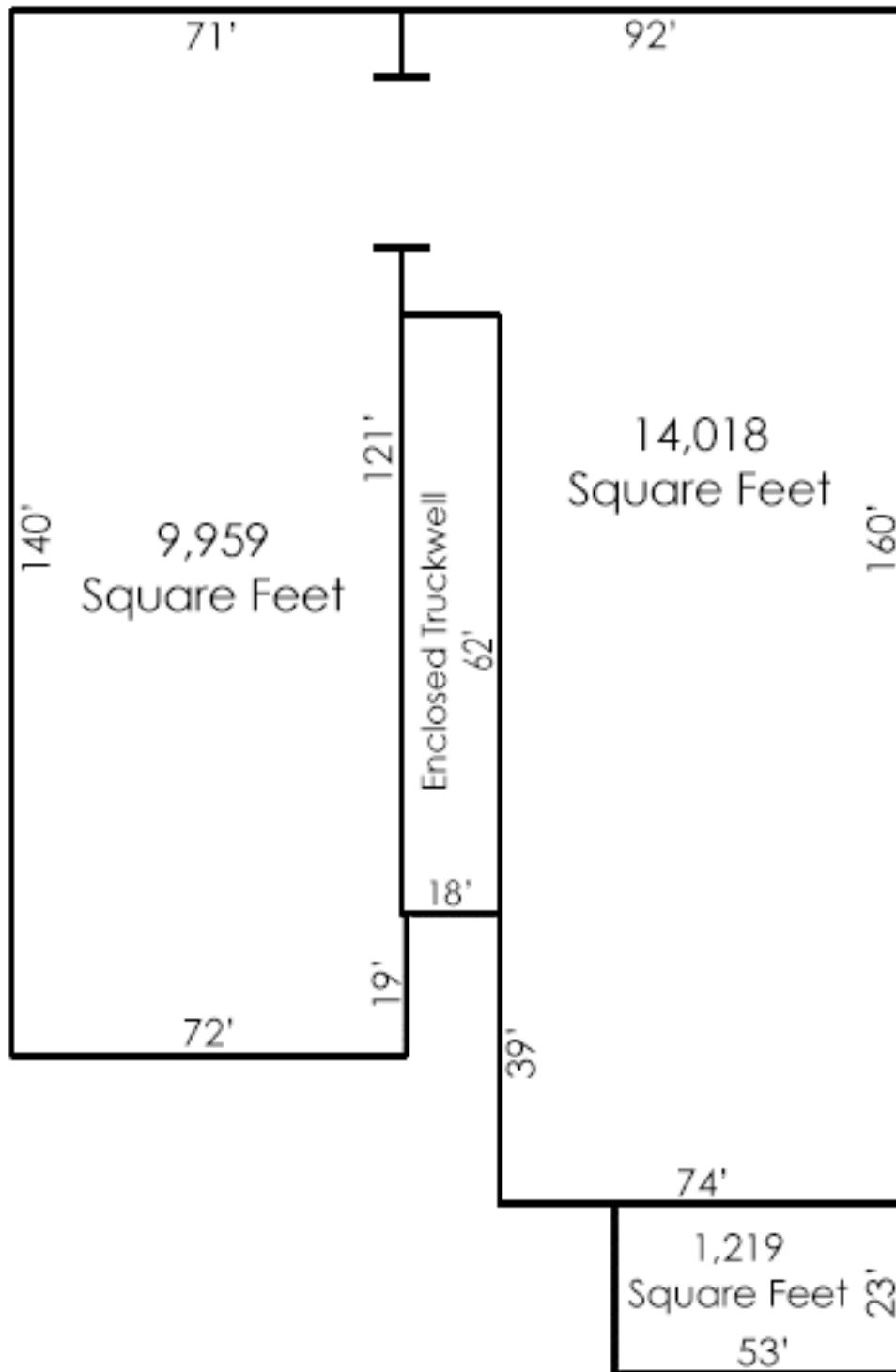
ECONOMIC DATA

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



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Floor Plan

30759 Edison Dr.
Roseville, MI

26,300 SQ FT

(Drawing Not to Scale)