

FOR SALE / LEASE

Hall Road (M-59)

Vic Wertz Dr



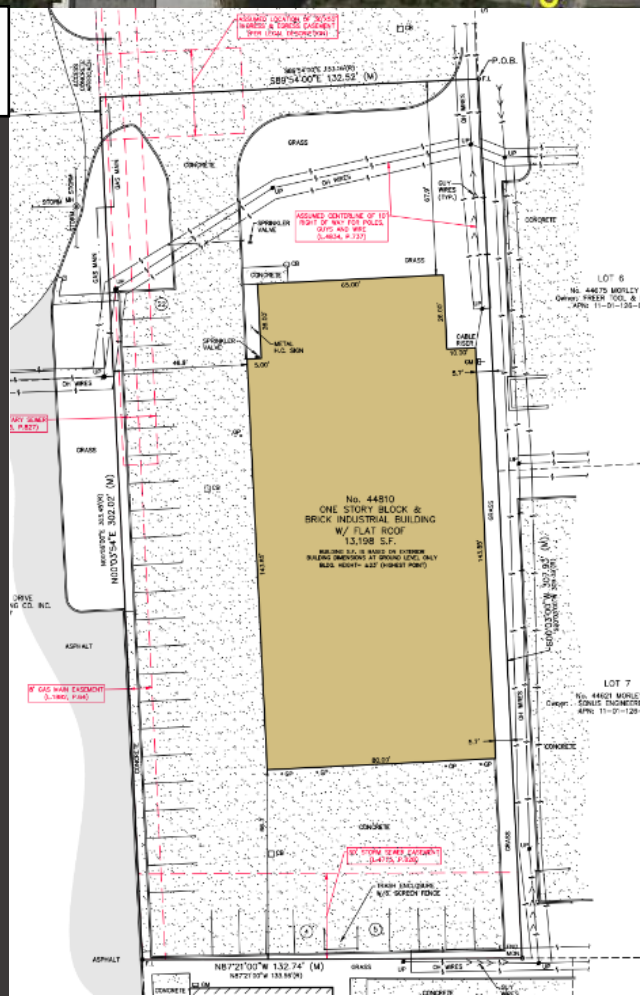
Gratiot Avenue (M-3)

44810 Vic Wertz Dr. Clinton Twp, MI 48036

FEATURES

- 13,198 SF Industrial building
- 11,524 SF of shop and 1,674 SF of office with bonus mezzanine storage area
- Immediate occupancy
- Clean corporate image facility
- 100% air conditioned
- 18' clear height
- 2 large overhead doors
- 1,000 AMPS / 480V 3 PHASE
- Lot size: 133' x 304' / 0.93 Acres
- This property has two shop restrooms and an executive restroom with shower
- Well located off of Hall Road (M-59), between Gratiot Ave. and Groesbeck Hwy,

SALE PRICE: \$1,583,000 (\$119.97 PSF)
LEASE RATE: \$8.15 PSF NNN



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