

18660 15 Mile Road

Fraser, MI

- 17,478 Sq. Ft. For Sale or Lease
- Office Area Currently Built-Out as Showroom/Retail
- Hardware Store & Warehouse
- New Roof Installed
- Industrial Uses Possible
- SW Corner of 15 Mile & Kelly

FOR SALE OR LEASE



13,102 SF of Factory



4,376 SF of Office/Retail



Large Mezzanine Area w/ Concrete Deck

FOR MORE INFORMATION:

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Industrial Property Details:

Details:

Total SF:	17,478 SF
Available SF:	17,478 SF
Office SF:	4,376 SF
Factory SF:	13,102 SF
Zoning:	CG
Acres:	1.27
Frontage:	295'
Depth:	295'
Expandable:	No
Intersection:	15 Mile & Kelly
X-Way Distance:	2 Miles to I-94
Parking:	~48 Spaces
Signage:	Monument
Year Built:	1990
Occupancy:	Aug. 1, 2026

Interior:

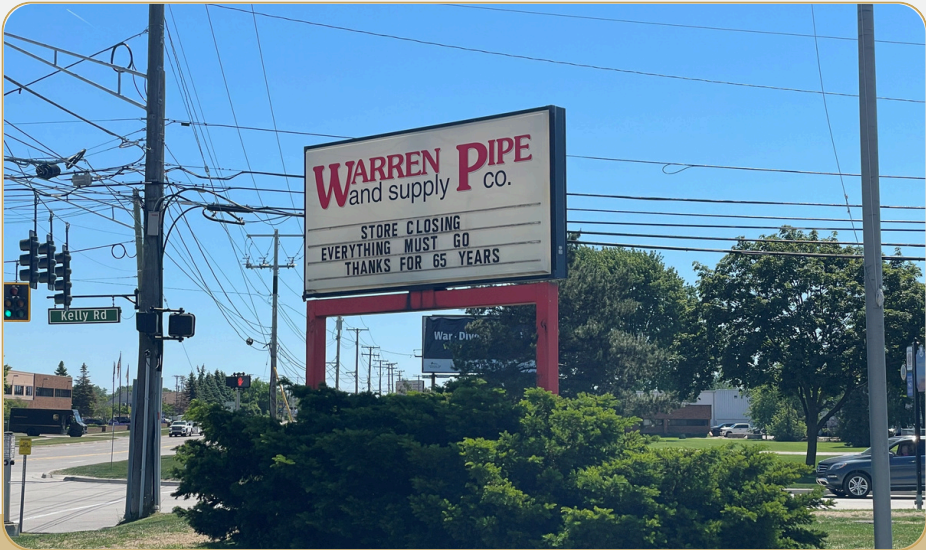
Ceiling Height:	16', 20'
Bay Size:	48', 70'
Restrooms:	4
Power:	3-Phase
Lighting:	Fluorescent
Truckwells:	None
Grade Door:	(1) 12'x14'
Heating:	Gas Forced Air
A/C:	Office/Showroom
Sprinklered:	None
Floor Drains:	No
Notes:	Zoned CG (Commercial General). Future land use per city master plan is industrial, so industrial uses may be possible.

Economic

Lease/SF:	\$9.95
Lease/Month:	\$14,492.18
Lease Terms:	NNN
Taxes:	\$2.05/SF
Sale Price:	\$1,995,000

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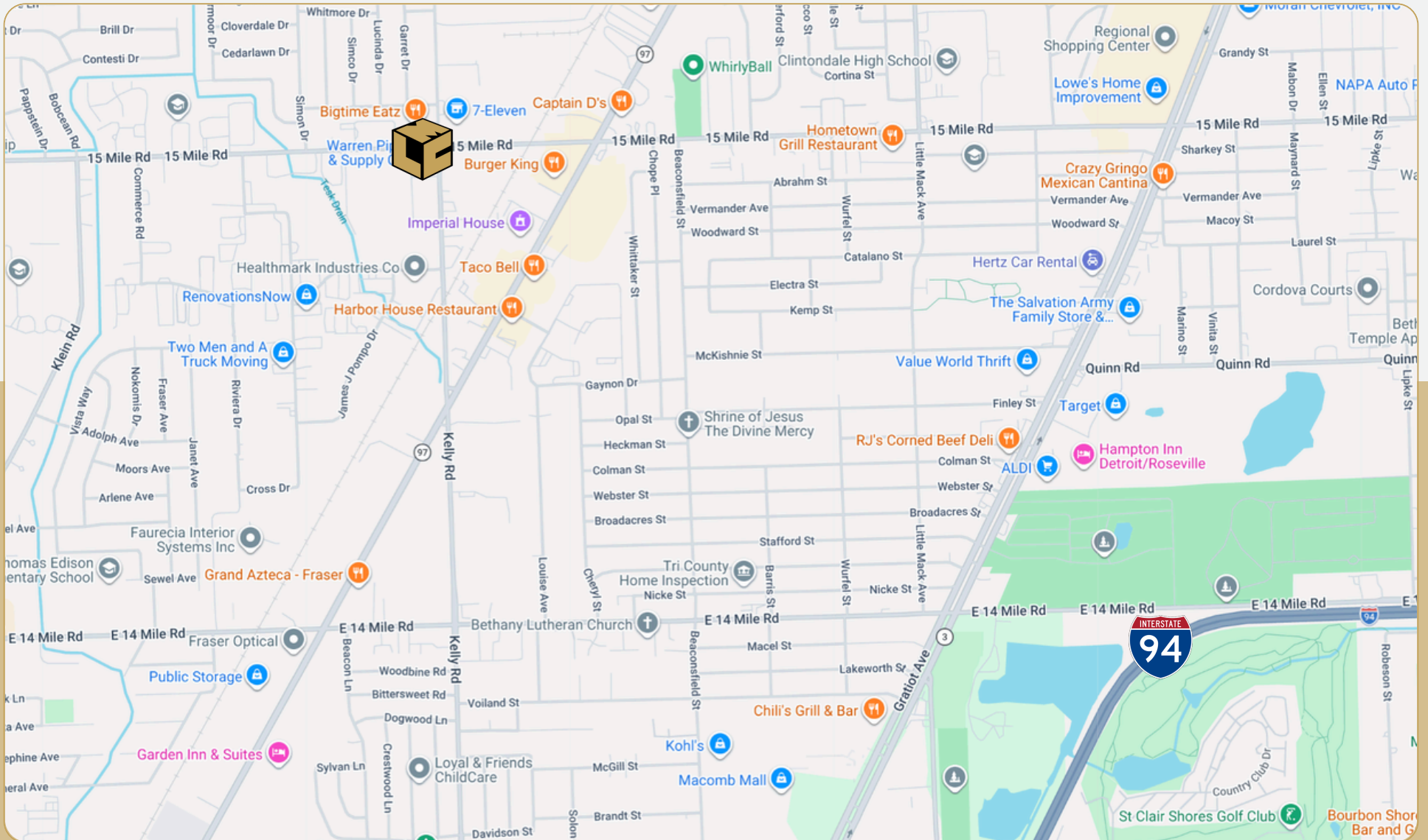
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