

Comcast Drive

New Haven, MI

- Build to Suit
- 75,000 to 163,532 Sq Ft
- Room to Expand to 200,000 Sq Ft
- 20-Ton Cranes
- 29' Under Hook
- 60 Foot Bays
- Truckwells
- 100% Climate Controlled
- One Mile off I-94

INDUSTRIAL BUILDING FOR SALE OR LEASE



143,532 SF of Factory



20,000 SF of Office



(7) 14'x14' Grade Level Door

FOR MORE INFORMATION:

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Industrial Property Details:

Details:

Total SF:	163,532 SF
Available SF:	163,532 SF
Office SF:	20,000 SF
Factory SF:	143,532 SF
Zoning:	Industrial
Acres:	10.627
Frontage:	719'
Depth:	1,521'
Expandable:	Yes
Intersection:	26 Mile/Gratiot
X-Way Distance:	1 Mile to I-94
Parking:	357 Spaces
Outside Storage:	No
Rail Siding:	No
Occupancy:	Immediate

Interior:

Ceiling Height:	36'
Bay Size:	60'
Restrooms:	6
Cranes:	(4) 20-Ton
Underhook:	29'
Power:	TBD
Lighting:	T-8
Truckwells:	1 ext.
Grade Door:	(7) 14'x14'
Heating:	Gas Forced Air
A/C:	100%
Sprinklered:	100%
Floor Drains:	No

Economic:

Sale Price:	Subject to Offer
Lease/SF:	Negotiable
Occupancy:	Immediate
Status:	Built to Suit

Notes: Build to suit opportunity. Three 60' x 649' bays. One 60' x 433' bay. State of the art manufacturing facility. Tax abatement district. Future Availability.

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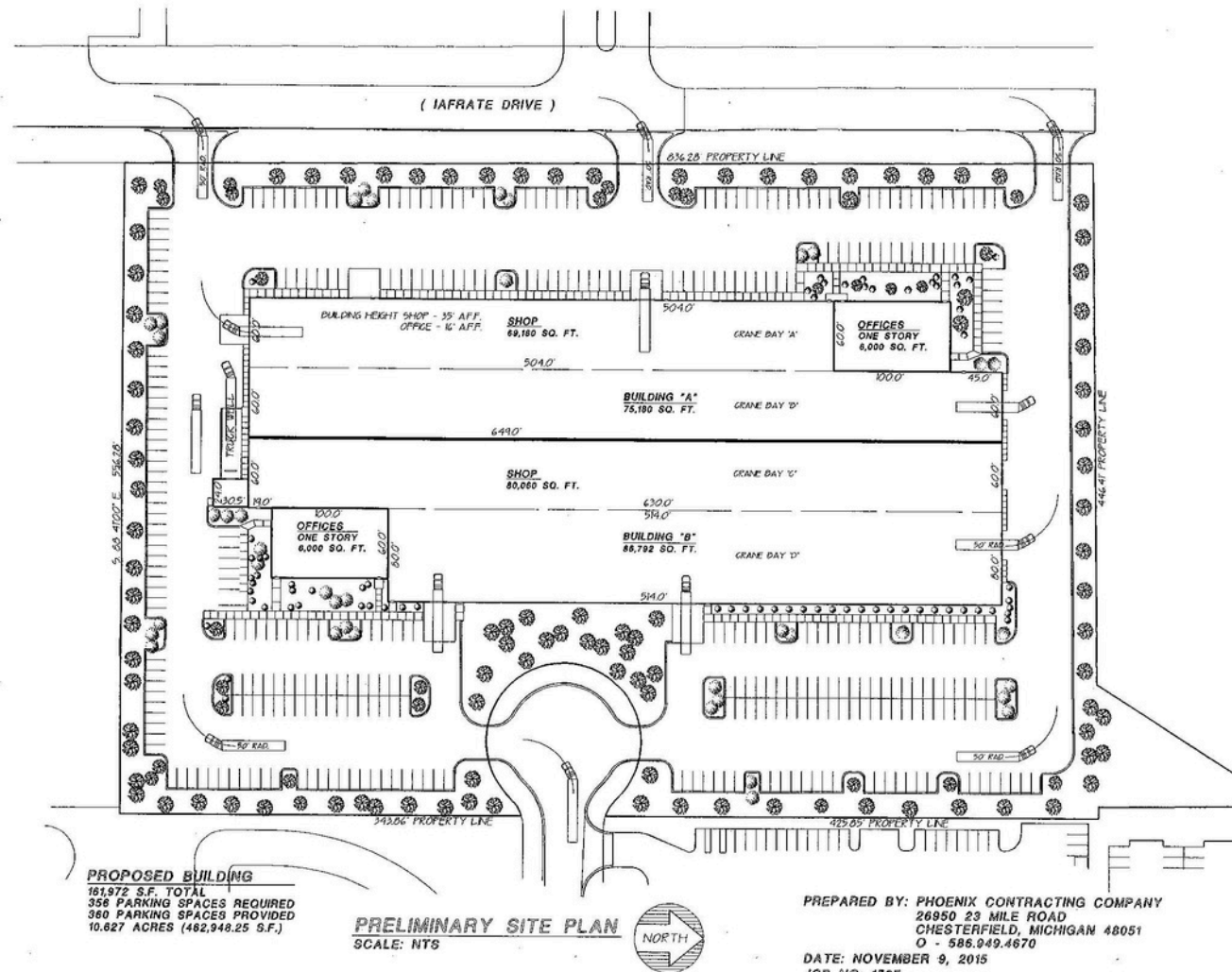
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Site Plan 1



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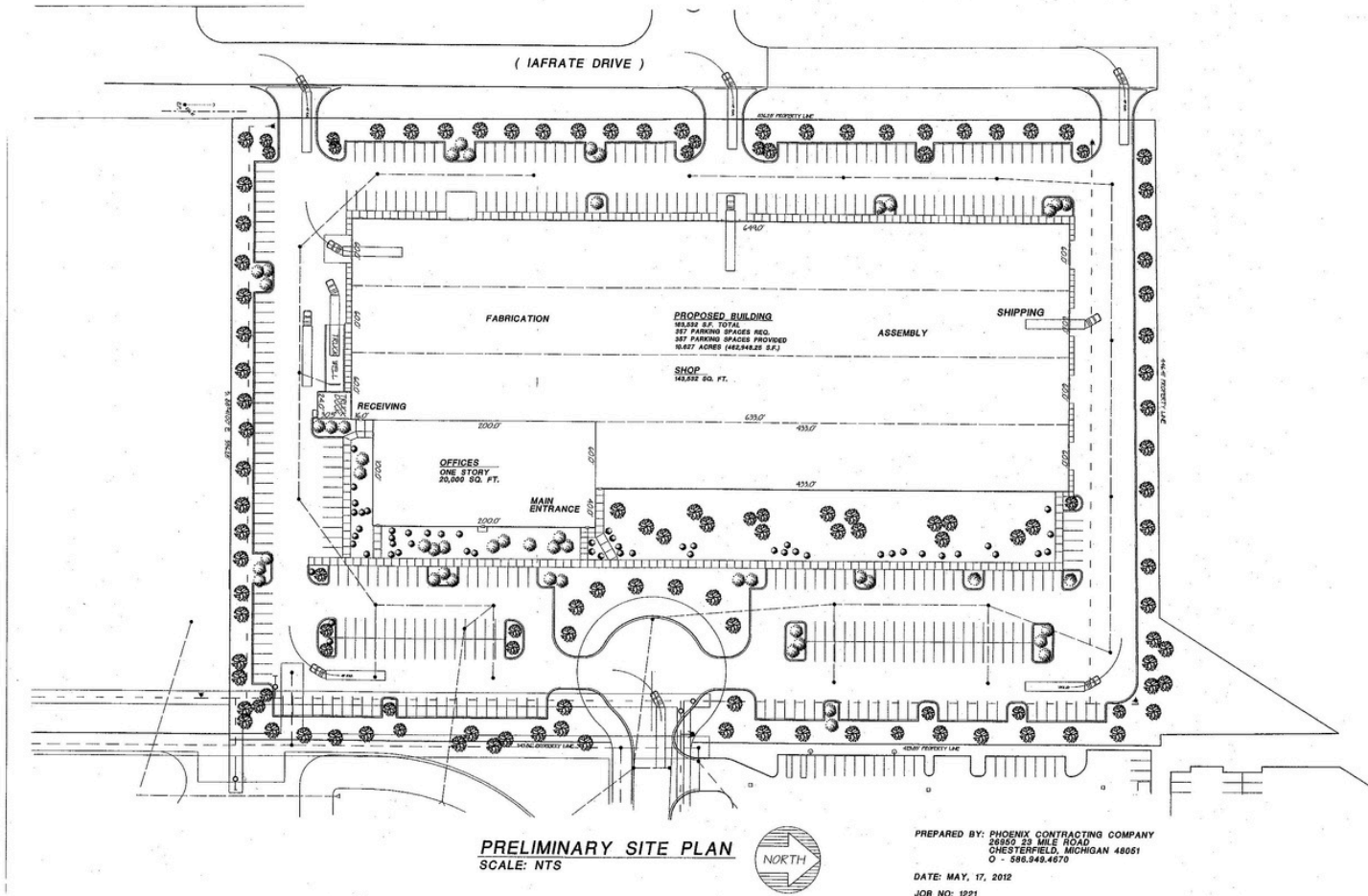
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Site Plan 2

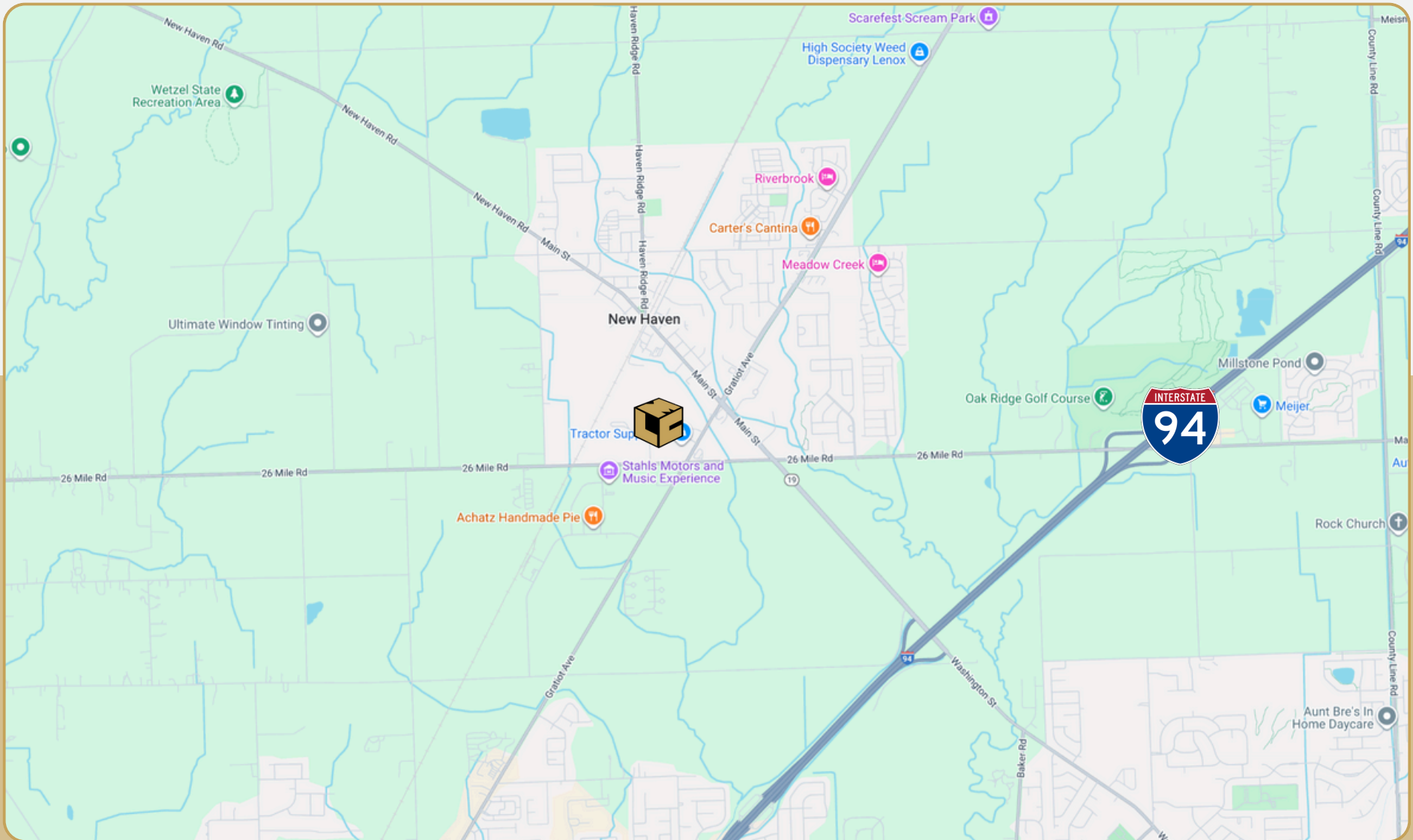


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