

6094 Corporate Drive

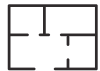
Ira Township, MI

- 25,900 Sq. Ft. For Sale
- 2-Story Office of Which
Majority can be Demolished
- First-Class Finishes
- 100% Climate-Controlled

INDUSTRIAL BUILDING FOR SALE



8,000 SF of Factory



17,900 SF of Office



(2) 12'x14' Grade Level Doors

FOR MORE INFORMATION:

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L. MASON CAPITANI
CORFAC INTERNATIONAL

248.637.9700 | LMCap.com

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Industrial Property Details:

Details:

Total SF:	25,900 SF
Office SF:	17,900 SF
Factory SF:	8,000 SF
Zoning:	I-1
Acres:	1.69
Frontage:	306'
Depth:	240'
Expandable:	No
Intersection:	26 Mile & County Line
X-Way Distance:	1.5 Miles to I-94
Parking:	61 Spaces
Year Built:	1999
Year Renovated:	2019
Occupancy:	Single

Interior:

Ceiling Height:	22'
Bay Size:	50'x20'
Restrooms:	5
Power Details:	480V 800 Amps
Lighting:	LED
Loading Dock(s):	1-ext.
Grade Door:	(2) 12'x14'
Heating:	HVAC
Buss Duct:	Yes
A/C:	100%
Sprinklered:	100%
Occupancy:	Immediate

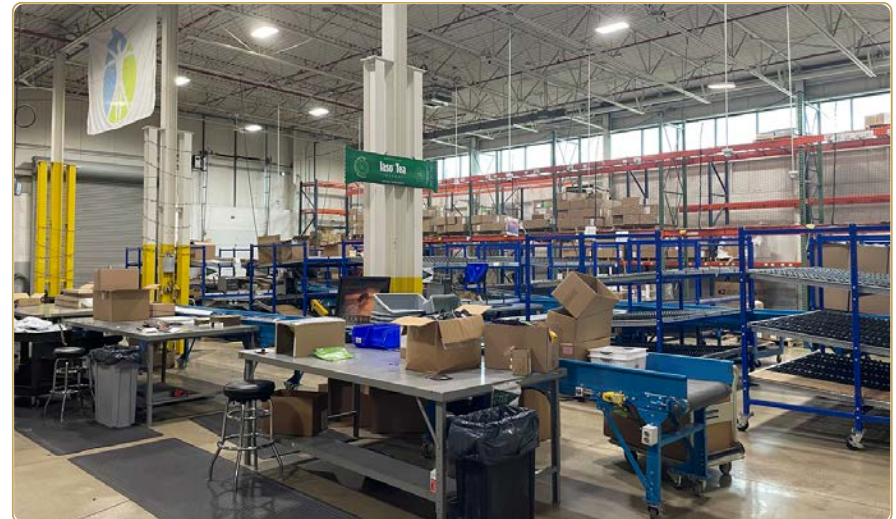
Economic

Sale Price:	\$2,325,000
Price/SF:	\$89.77

Notes: Original floor plan offered, 14,000 square feet of warehouse and 7,400 square feet of 2-story office. Generator on site. First class office finishes.

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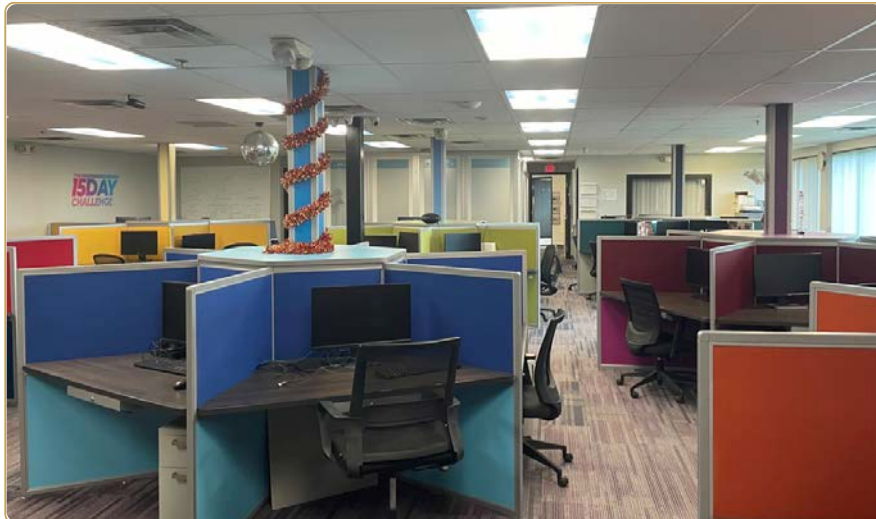


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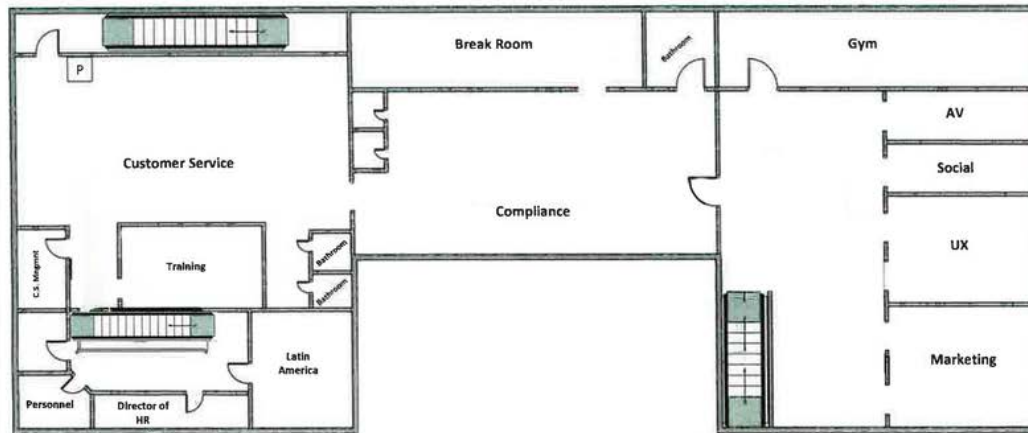
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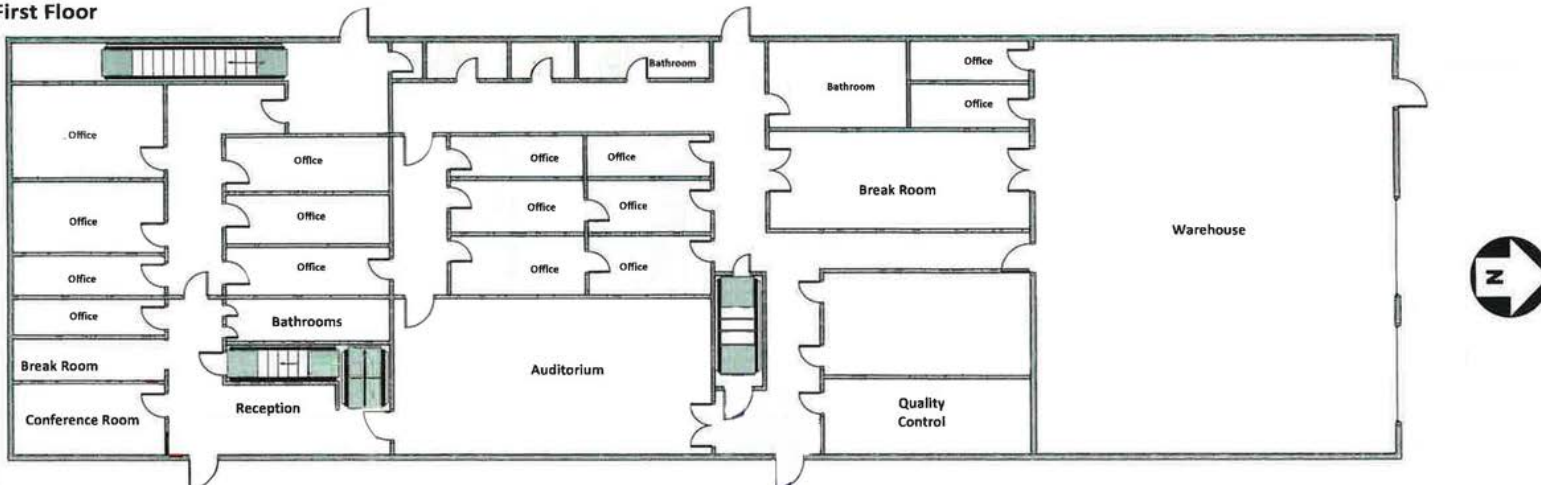


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Second Floor



First Floor



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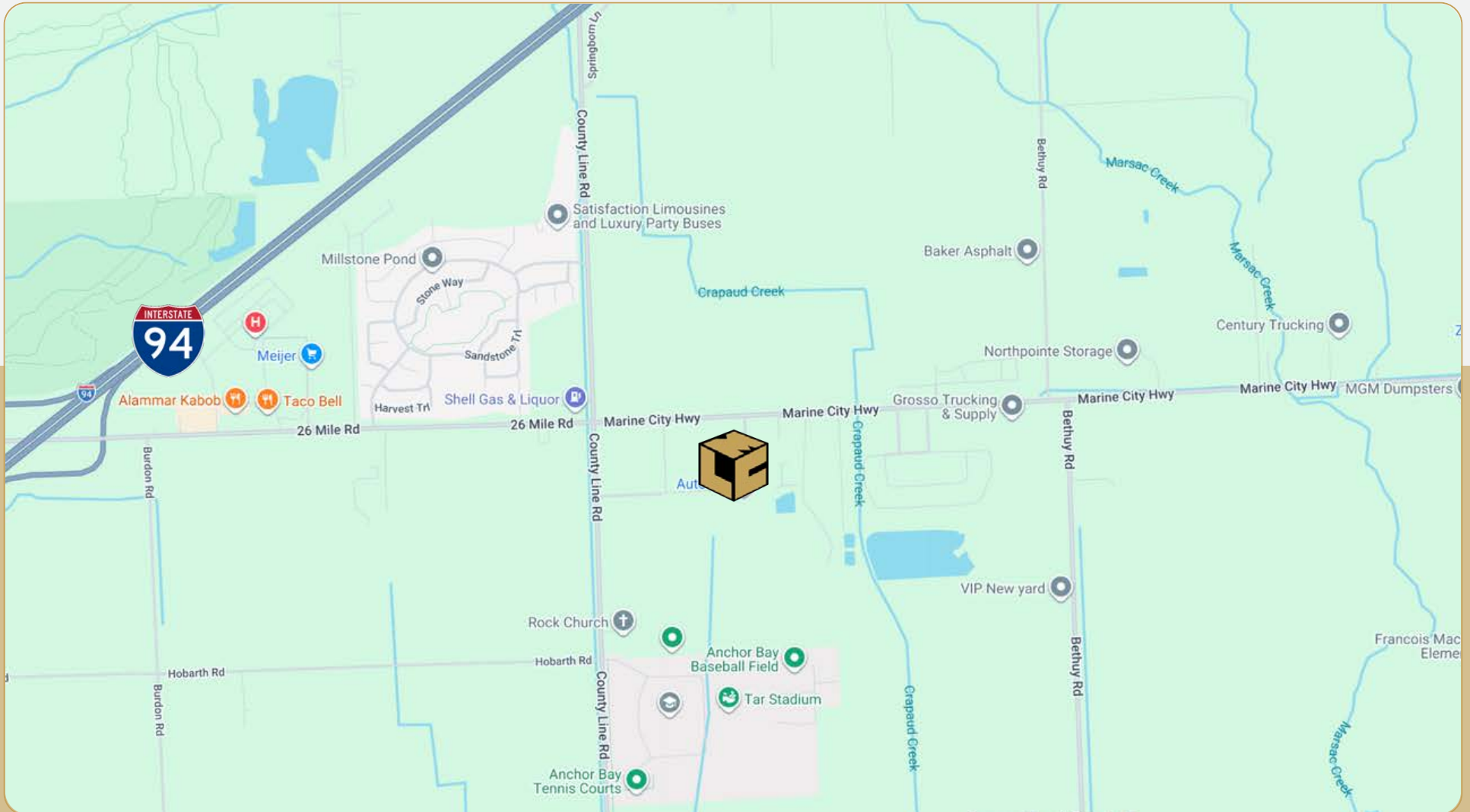
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