

FOR LEASE / SALE

23800 RESEARCH DR, FARMINGTON HILLS



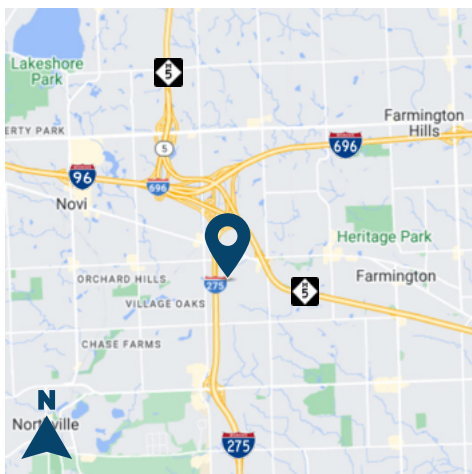
RH COMMERCIAL
REALTY



BCS PROPERTY
MANAGEMENT



19,520 SF - 48,720 SF INDUSTRIAL SPACE



PROPERTY DETAILS

- Beautiful and recently renovated primary office area
- Extremely clean and well-lit warehouse
- High warehouse clearance (18'-20')
- Heavy power (1,500a/480v, 3p)
- (2) dock doors, (1) grade level doors with ability to add more
- Ideally located just minutes from I-96, I-696, I-275, & M-5
- **FLEXIBLE LAYOUT OPTIONS**

For information, please contact:



ROB HUGHES

248.505.0399

rob@rhcommercial.net

REECE HUGHES

248.207.5847

reece@rhcommercial.net

NATE HUGHES

810.923.6099

nate@rhcommercial.net

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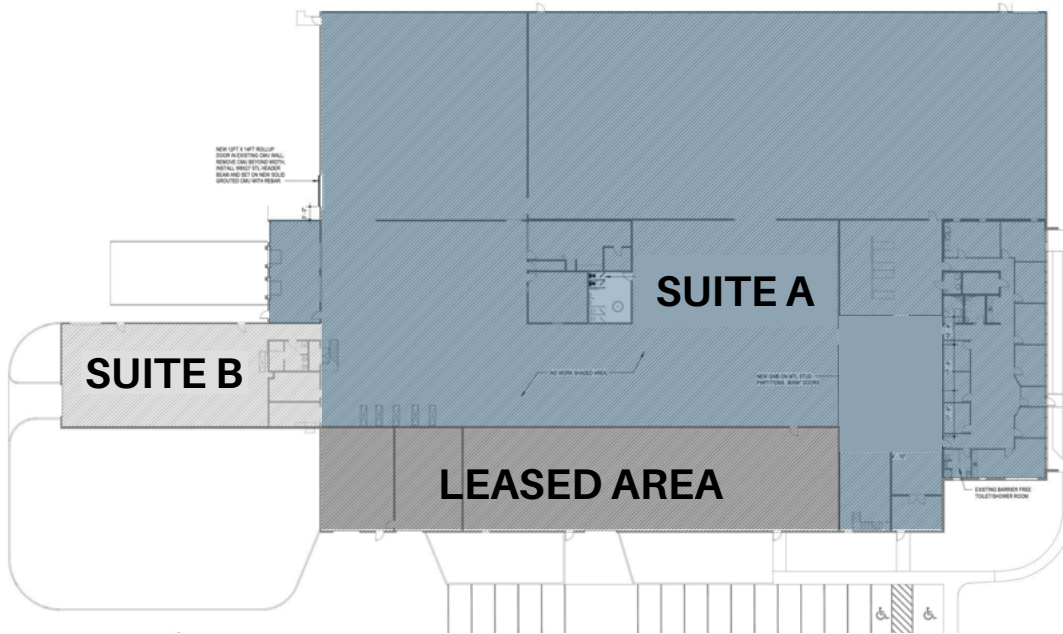
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AVAILABILITY BREAKDOWN



SUITE A & B

Total SF:	52,000	Heat:	Forced Air & Radiant	Notes: Great space with a recently renovated office area and warehouse are with high clearance and heavy power.
Office SF:	4,000	Clearance:	18'-20'	
Parking Spaces:	Abundant	Grade/Dock Doors:	2 / 2	
Cranes:	N/A	Fire Suppression:	Yes	
		Power:	1,500a/480v, 3p	

SUITE A

Available SF:	48,000	Heat:	Forced Air & Radiant	Notes: Great space with a recently renovated office area and warehouse are with high clearance and heavy power.
Office SF:	4,000	Clearance:	18'	
Parking Spaces:	Abundant	Grade/Dock Doors:	1 / 2	
Cranes:	N/A	Fire Suppression:	Yes	
		Power:	1,500a/480v, 3p	

SUITE B

Total SF:	4,000	Heat:	Radiant	Notes: Small warehouse suite with private entrance and overhead door in the back of the building. Very high clearance and well lit.
Office SF:	0-150	Clearance:	20'	
Parking Spaces:	Abundant	Grade/Dock Doors:	1 / 0	
Cranes:	N/A	Fire Suppression:	Yes	
		Power:	Heavy	

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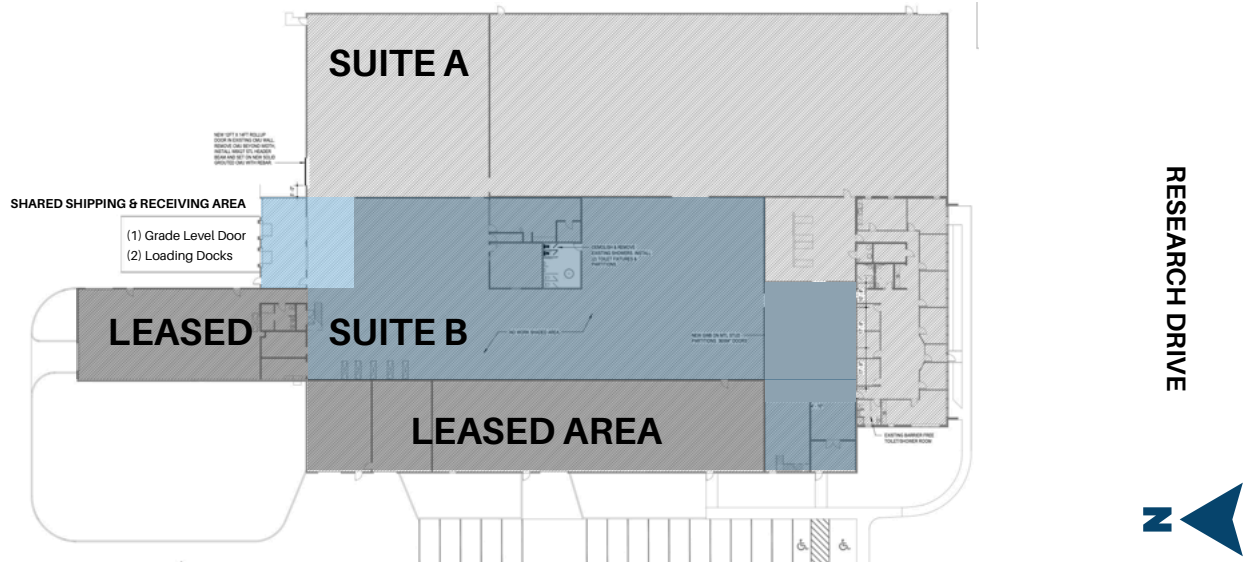
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AVAILABILITY BREAKDOWN



SUITE A & B

Total SF:	48,720	Heat:	Forced Air & Radiant	Notes: Great space with a recently renovated office area and warehouse are with high clearance and heavy power.
Office SF:	4,000	Clearance:	18'-20'	
Parking Spaces:	Abundant	Grade/Dock Doors:	1 / 2	
Cranes:	N/A	Fire Suppression:	Yes	
		Power:	1,500a/480v, 3p	

SUITE A

Available SF:	29,200	Heat:	Forced Air & Radiant	Notes: High image facility with beautiful front office and clean warehouse.
Office SF:	4,000	Clearance:	18'	
Parking Spaces:	Abundant	Grade/Dock Doors:	1 / 1	
Cranes:	N/A	Fire Suppression:	Yes	
		Power:	1,500a/480v, 3p	

SUITE B

Total SF:	19,520	Heat:	Forced Air & Radiant	Notes: Extremely functional space with high clearance and minimal office. Great for all industrial users.
Office SF:	2,000	Clearance:	18'	
Parking Spaces:	Abundant	Grade/Dock Doors:	1 / 1	
Cranes:	N/A	Fire Suppression:	Yes	
		Power:	1,500a/480v, 3p	

NOTE: THE ABOVE SUITES ARE CONCEPTS SPACE PLANS. THE LANDLORD WOULD CONSIDER ALTERNATE SUITE CONFIGURATIONS.

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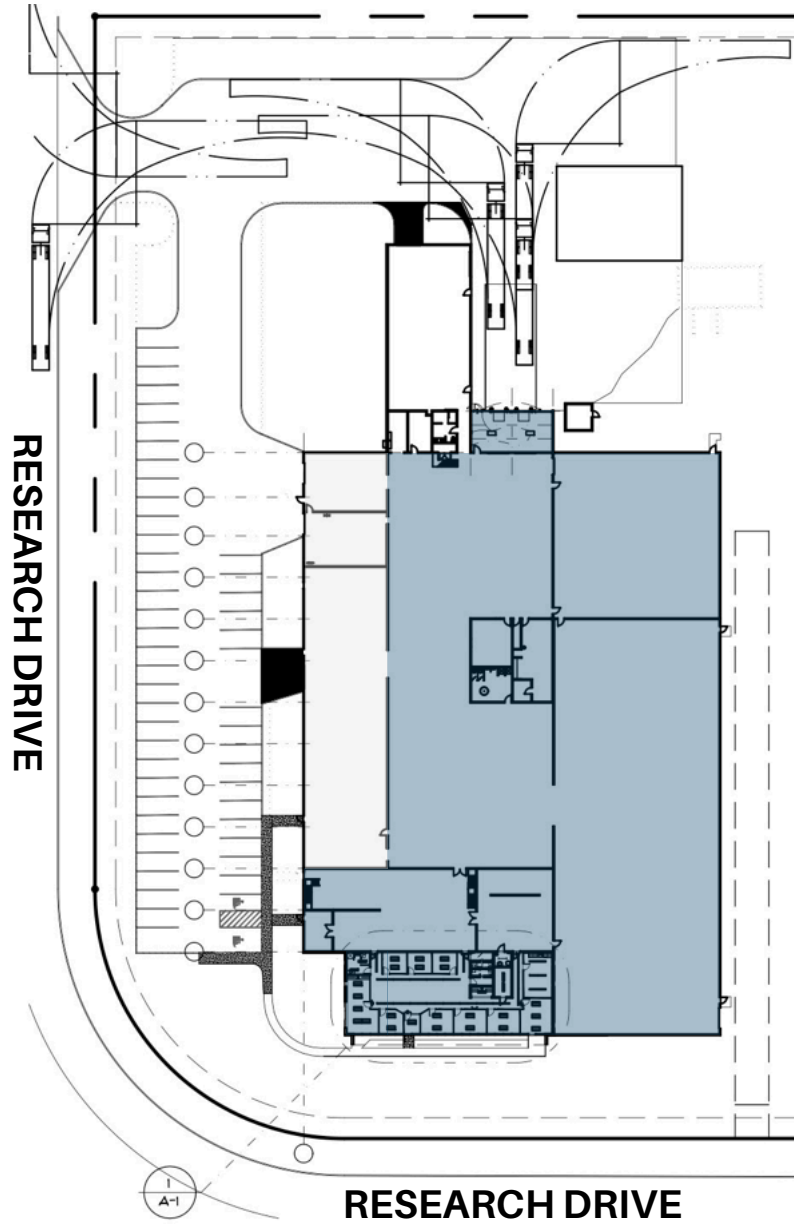
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SITE PLAN SKETCH

(NOT TO SCALE)



 = AVAILABLE AREA

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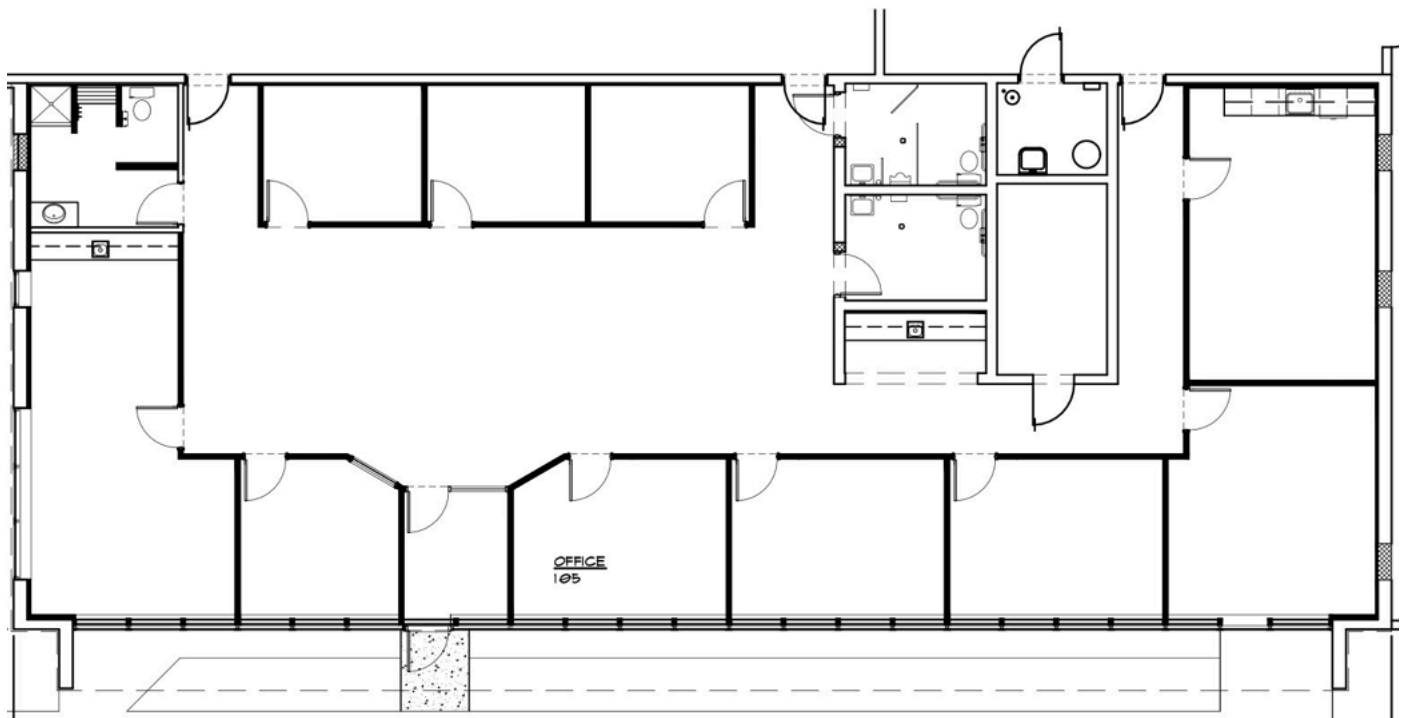
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FRONT OFFICE FLOOR PLAN SKETCH

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NOTE: OFFICE CAN BE DEMISED TO SUITE TENANTS NEEDS.



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BCS PROPERTY
MANAGEMENT



PRICING INFORMATION

Lease Rate: \$9.75 / SF

Lease Type: Gross + U

Sale Price: Contact Agents

EQUIVALENT TO
\$8.00/SF, NNN

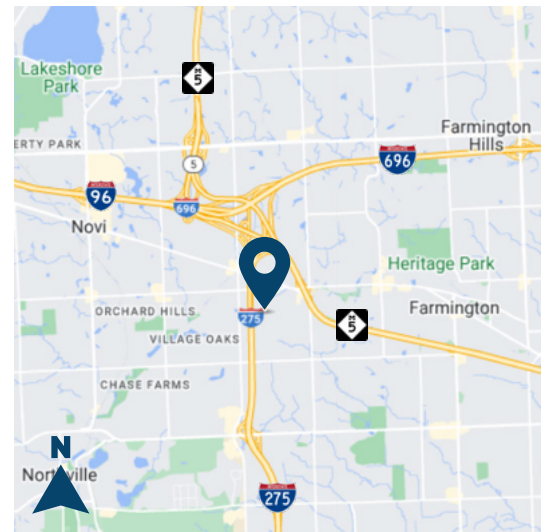
PROPERTY DESCRIPTION

Total SF:	62,852	Parcel ID:	Available
Available SF:	19,520-48,720	Parking Spaces:	Abundant
Office SF:	2,000-4,000	Rail Served:	No
Property Type:	Industrial	Cranes:	N/A
Tenancy:	Multi-tenant	Heat:	Forced Air & Radiant
Year Built:	1968	Clearance:	18' - 20'
Zoning:	M-1 (Lt Ind.)	Grade/Dock Doors:	4 / 2
Site/Parcel Area:	4.16 AC	Fire Suppression:	Yes
		Power:	1,500a/480v, 3p

SUMMARY

Rare industrial building with beautiful office and easy access to I-96, I-696, I-275 & M-5. This building offers an abundance of power (1,500a/480v, 3p), high clearance of approximately 18'-20', and abundant parking. A great building for manufacturing, warehousing, and all other use(s) which require heavy power, and/or high clearance.

ROAD MAP



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