

FOR SALE

34180 KLEIN
FRASER, MICHIGAN 48026

PRICE REDUCED

PROPERTY FEATURES

- 12,100 SF with 1,550 SF of Office
- Two Overhead Doors (12' x 14')
- 17' Clear
- Previously Duplexed. Can be Reconfigured to Accommodate Two Tenants Once Again
- Ample Parking On Site
- Within a 5-Mile Radius from I-94, I-696 & M-53



FOR DETAILS CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

31440 Northwestern Highway, Suite 130 | Farmington Hills, Michigan, 48334 | 248.351.3500 | lee-associates.com

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PROPERTY TYPE:	Industrial/Manufacturing
TOTAL SF:	12,100
OFFICE SF:	1,550
LAND (AC):	1.28
ZONING:	Industrial
PARCEL ID:	03-11-32-176-018
YEAR BUILT:	1980
CEILING HEIGHT:	17
GRADE LEVEL DOORS:	Two (12'x14') One (12'x10') in shop
POWER:	600 A (each side), 480 V (each side), 3-Phase (each Side)

PROPERTY PRICING

TRANSACTION TYPE:	Sale
ASKING SALE PRICE:	\$900,000

12,100 SF freestanding industrial building, featuring 1,550 SF of dedicated office space. The property offers a highly functional layout with two 12'x14' overhead doors for seamless logistics. Previously duplexed and can be reconfigured to accommodate two tenants once again. Equipped with 600Amp/480Volt 3 phase power on each side of the building. Additionally the property includes generous parking along with two access and egress locations directly adjacent to both overhead doors, making it an ideal solution for any industrial or manufacturing needs.

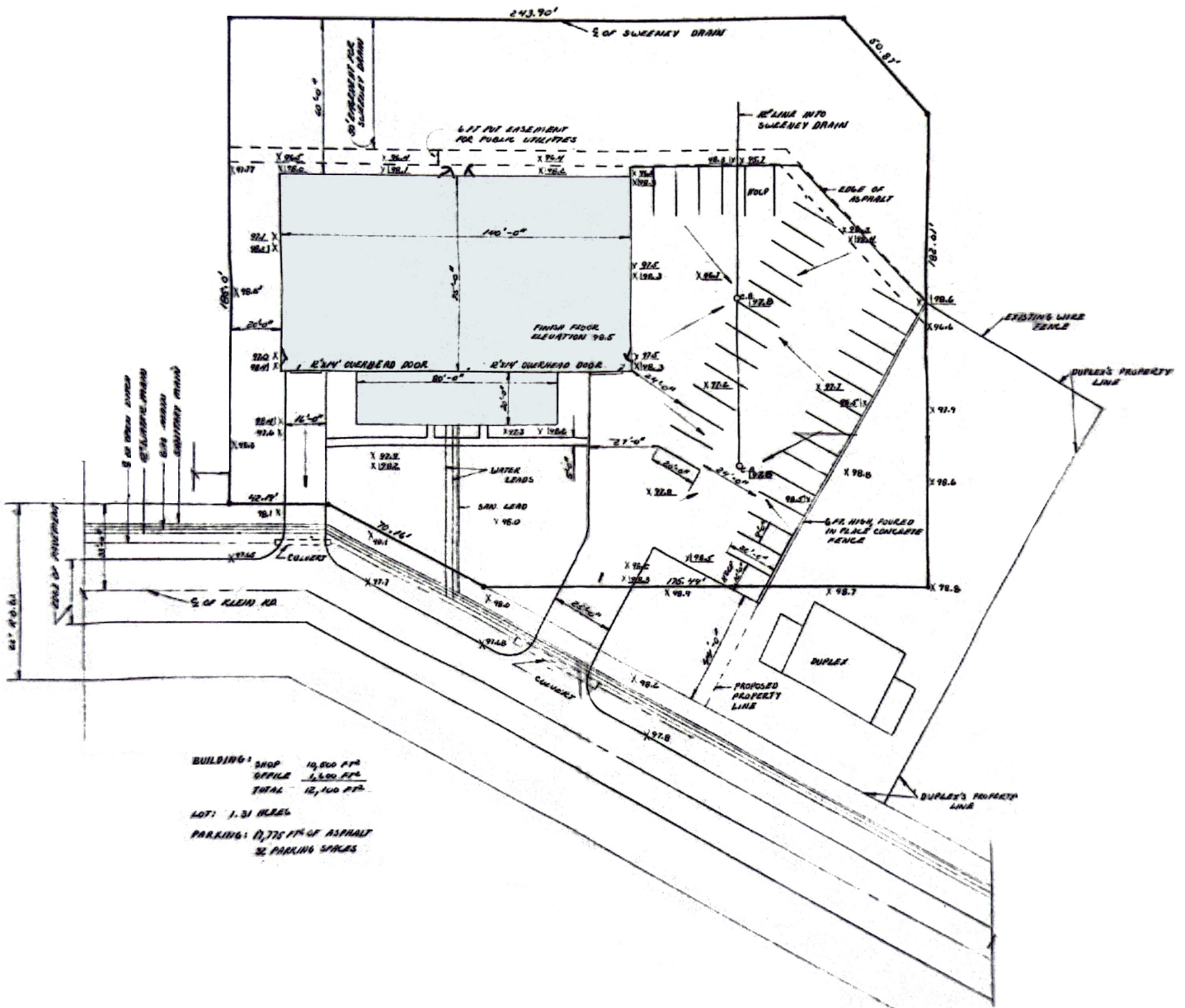
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