

17580 Helro Drive

Fraser, MI

- 5,460 Sq. Ft. For Lease
- Clean Multi-Tenant Unit
- Close Proximity to I-696 & I-94
- Expansion Possibilities

INDUSTRIAL BUILDING FOR LEASE



4,960 SF of Factory



500 SF of Office



10'x12' Grade Level Door

FOR MORE INFORMATION:

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248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

17580 Helro Drive

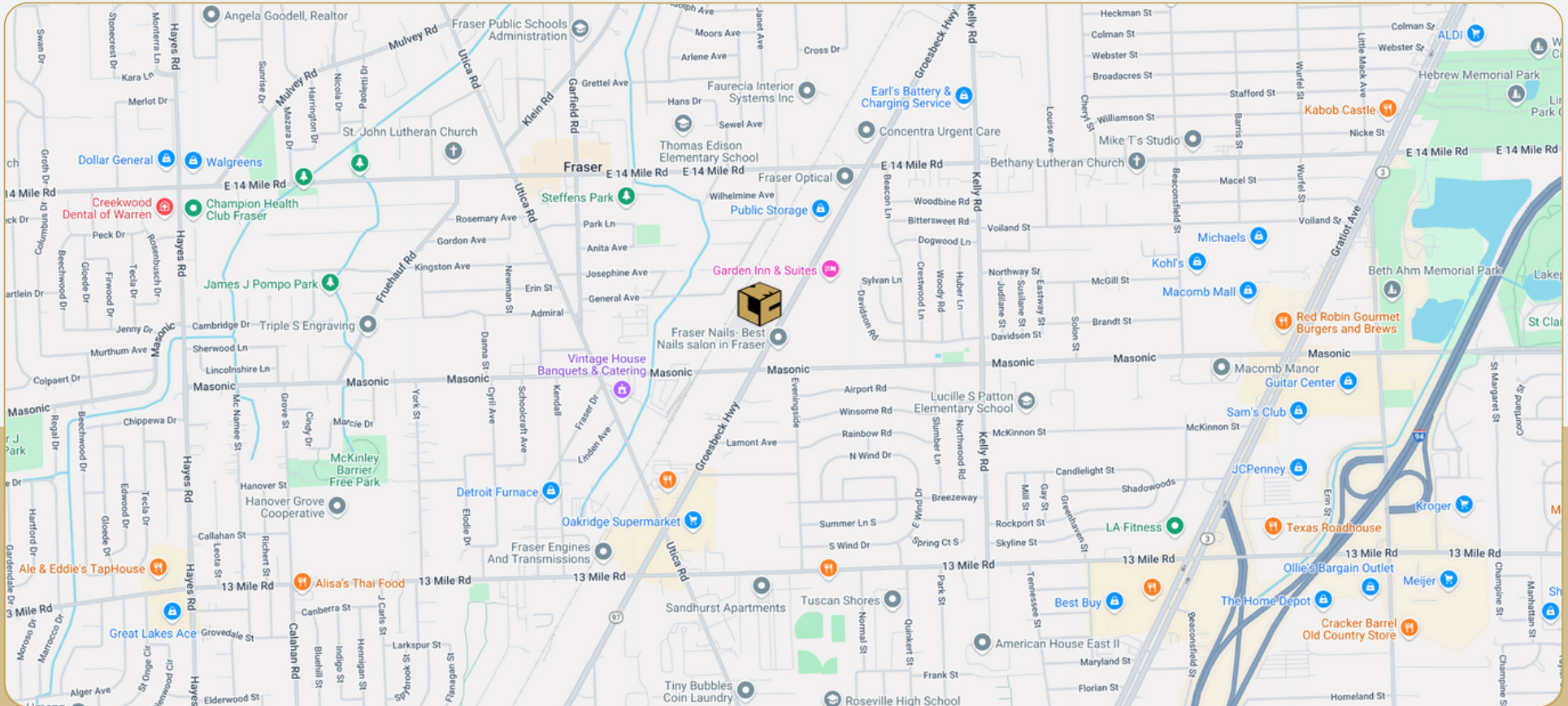
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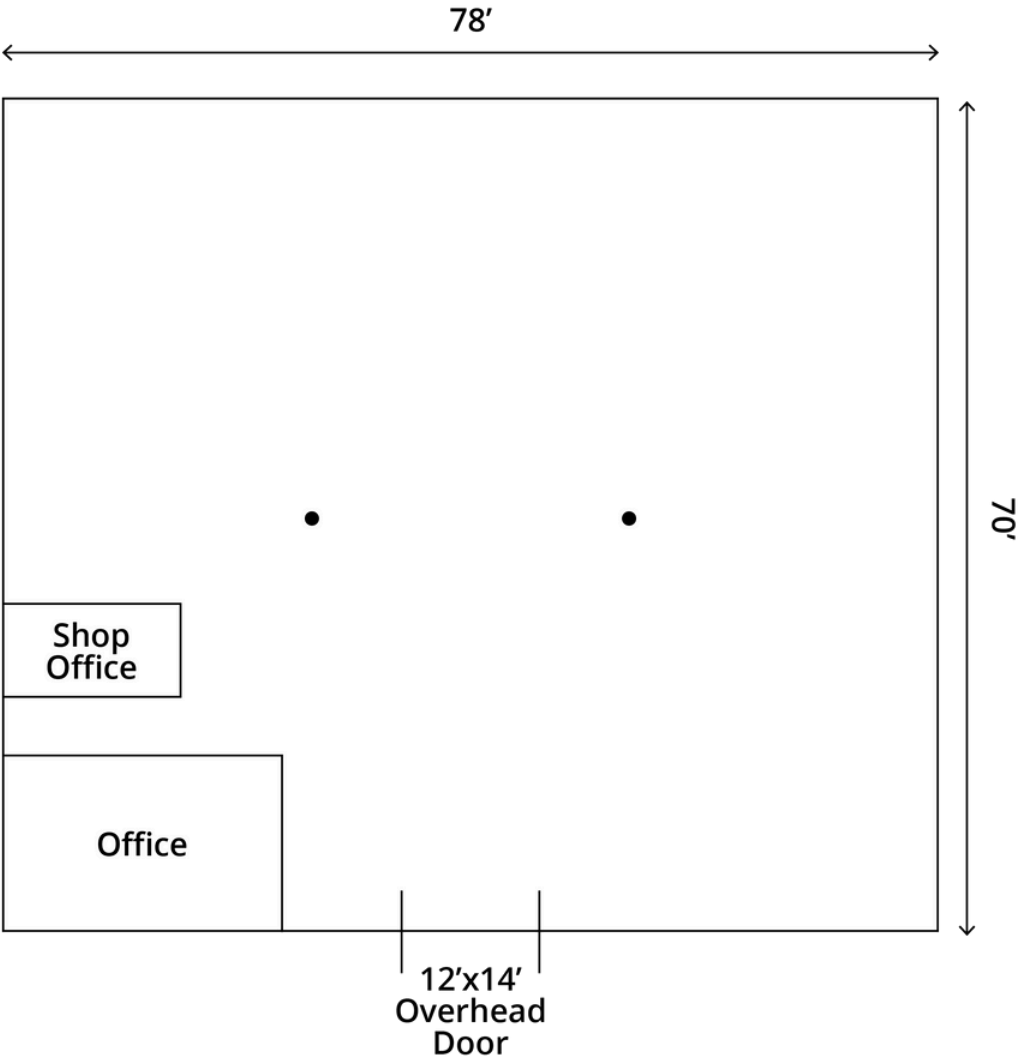
Collection Street	Cross Street	Traffic Volume	Distance from Property
Masonic Blvd	Grand Trunk St W	6,295	0.23 mi
M-97 Groesbeck	Helro Dr SW	28,280	0.23 mi
Groesbeck Hwy	Helro Dr SW	30,181	0.23 mi

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Industrial Property Details:

Details:

Total SF:	5,460 SF
Available SF:	5,460 SF
Office SF:	500 SF
Factory SF:	4,960 SF
Zoning:	Industrial - Controlled
Expandable:	Yes
Intersection:	Runs W off of Groesbeck between Masonic & 14 Mile
X-Way Distance:	2.5 Miles to I-696
Parking:	Surface
Year Built:	1980
Outside Storage:	No
Rail Siding:	N/A
Occupancy:	Immediate

Interior:

Ceiling Height:	16'
Bay Size:	39'
Restrooms:	2
Power:	240V
Power Details:	200 Amps
Lighting:	LED
Truckwell:	No
Grade Door:	12'x14'
Heating:	Radiant & Gas Forced Air
A/C:	Office Only
Sprinklered:	No
Floor Drains:	Yes
Notes:	Additional shop office not included in office square footage. Office area fully renovated. Rate includes taxes and insurance.

Economic

Lease/SF:	\$8.75
Lease/Month:	\$3,981.25
Lease Terms:	Modified Gross