

FOR LEASE

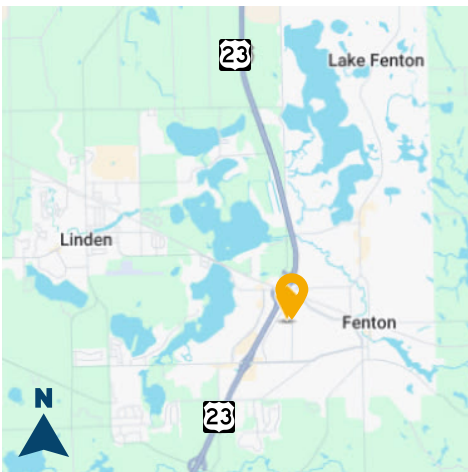
1111 FENWAY CIR, FENTON



RH COMMERCIAL
REALTY



30,332 SF INDUSTRIAL BUILDING FOR LEASE



PROPERTY DETAILS

- Clean 30,332 SF industrial building with 2,132 SF of office and ample parking
- Ability to Expand; Potentially divisible to 14,100 SF
- (1) 12' x 14' Grade Level Door
- 11'-24' Clear Height
- Ideal for manufacturing, warehousing, and distribution type uses
- Minutes from US-23 Hwy

For information, please contact:



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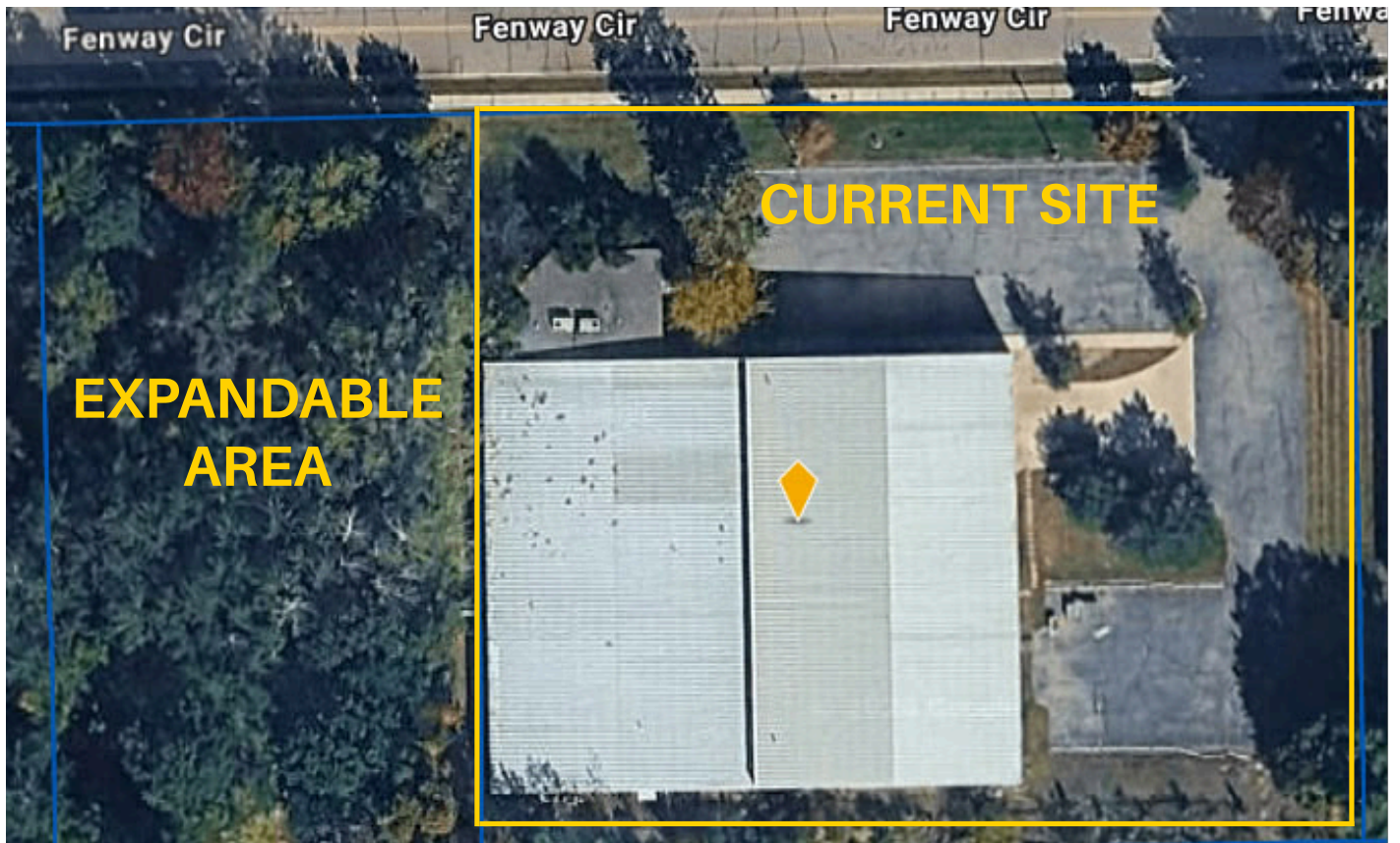
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AVAILABILITY BREAKDOWN

ENTIRE FACILITY

Available SF: 30,332
 Property Type: Industrial
 Lease Type: NNN
 Availability Date: Immediate

Parking Spaces: Abundant
 Heat / AC: Radiant
 Grade / Dock: Yes / No
 Clearance: 11'-24'
 Power: Heavy



POTENTIAL DIVISION OPTION A

Available SF: 14,100
 Property Type: Industrial
 Lease Type: NNN
 Availability Date: Immediate

Parking Spaces: Abundant
 Heat / AC: Radiant / To Suit
 Grade / Dock: Yes / No
 Clearance: 20'-24'
 Power: Heavy



POTENTIAL DIVISION OPTION B

Available SF: 16,232
 Property Type: Flex / Industrial
 Lease Type: NNN
 Availability Date: Immediate

Parking Spaces: Abundant
 Heat / AC: Radiant / To Suit
 Grade / Dock: Yes / No
 Clearance: 11'-18'
 Power: Heavy



POTENTIAL EXPANSION

Available SF: TBD
 Property Type: Industrial
 Lease Type: NNN
 Availability Date: TBD

Parking Spaces: Abundant
 Heat / AC: Radiant / To Suit
 Grade / Dock: Yes / TBD
 Clearance: TBD
 Power: Heavy

Expandable area is 0.86AC that could be utilized for building expansion, parking, or separate build-to-suite option for another facility

For information, please contact:



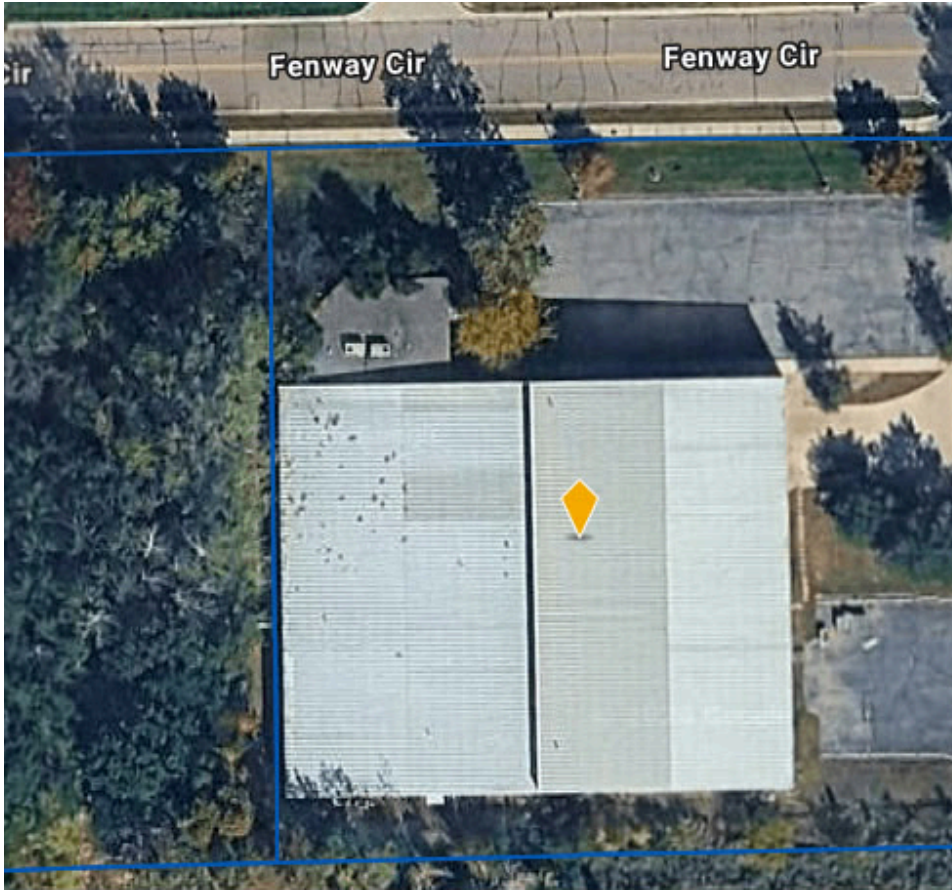
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PRICING INFORMATION

Lease Rate: \$8.95/ SF NNN

NNN Est: Contact Agents

PROPERTY DESCRIPTION

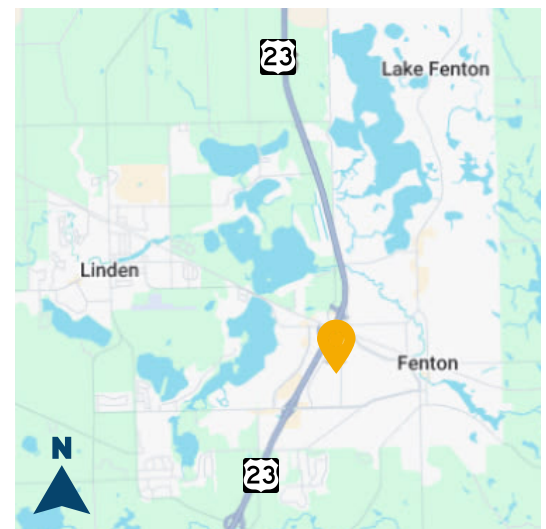
Total SF: 30,332
Available SF: 14,100-30,332;
Expandable
Office SF: 2,132
Property Type: Industrial
Tenancy: Single or multi-tenant
Year Built: 1992
Zoning: Lt. Industrial

Parcel ID: Available
Parking Spaces: Abundant
Heat: Radiant
Clearance: 11'-24'
Grade / Dock Doors: Yes / No
Power: Heavy
Site/Parcel Area: 1.72

SUMMARY

A rare opportunity to lease 14,100-30,332 sq. ft. of great industrial space in Fenton, MI. The heavy power infrastructure makes this space ideal for manufacturing type uses, and the high clear heights and close proximity to US-23 make it ideal for storage and distribution type uses as well. Ability to expand on neighboring 0.86 AC Parcel. Short term storage available.

ROAD MAP



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