

ATTENTION
CONTRACTORS!



COMMERCIAL REAL ESTATE

FOR SALE



LOCATION

59230 HAVENRIDGE RD
NEW HAVEN, MI 48048



Industrial Building w/ Gated Operations Yard

- | | | | |
|--|--------------------------------|-----------------------|-------------------------------------|
| • Zoning | Industrial | • Lot Features | Gated Operations / Storage Yard |
| • Cross Streets | 26 Mile & Gratiot | • Utilities | City Water/DTE/Semco/Xfinity/Att |
| • Property Size | 1.403 Acres | • Year Built | 1971, 1992 Addition, 2015 Full Reno |
| • Building Size | 12,808 (Shop = 60'x200')+ | • Electric | Heavy Duty |
| • Ceiling Height | 18 Ft. | • Parking | Plentiful Front & Gated Yard |
| • Overhead Doors | Two 12x14 & One 14x14 | • Machinery | HD 3ton Crane Lifts - Qty. 3 |
| • Office Area | Foyer, Office 1, Office 2 | • Office Hvac | Gas / Forced Air Furnace |
| • Shop Area | Utility/Lunch/Break-room | • Shop Hvac | 4 Zone Detroit Radiant |
| • Bathrooms | 2 Full w/ Tile Walk-in Showers | | |
| • Notes: New Since 2015: Roof (including All New B-deck Metal), Furnace in Office Area, Detroit Radiant Tube Heaters Qty 4 in Shop Area, 5 Zone Electrical, Napa Pro-grade Air Compressor & Air Distribution, Washer & Dryer, Tankless Water Heater, Lighting, Wall-mounted Commercial Grade Overhead Door Openers Qty 3, Smooth Open Yard Gate, Large Bulk Material Pad/Storage with Bin Blocks & Arched Roof, Security Cameras, Smart Door Locks, Commercial sink, Office Area and Bathrooms all fresh, more.....too much to list | | | |

Here it is! Arguably, the Find of a working lifetime! If you know - You know! What a place to run a business! This Property is Zoned Industrial and currently used as a Field Service Operations Business/Contractor Office, Shop & Yard. Previously used as an Industrial Machining & Heavy Welding Business. Over an Acre of Yard Space for Business Operations, Outside Storage, and Parking. Boasts a Large Bulk Material Storage Bin - Perfect for Bulk Road Salt, Mulch, or any similar Bulk Operations/Material Handling. City Water, Semco Gas, DTE HP/HD Electric.

✓ **Contact Info:** (Serious / Qualified Inquiries Only)

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