

INDUSTRIAL PROPERTY // FOR LEASE

14,684 SF MANUFACTURING WAREHOUSE - TWO CRANES, BUSS DUCT & AIRLINES

32940 JANET AVENUE

FRASER, MI 48026



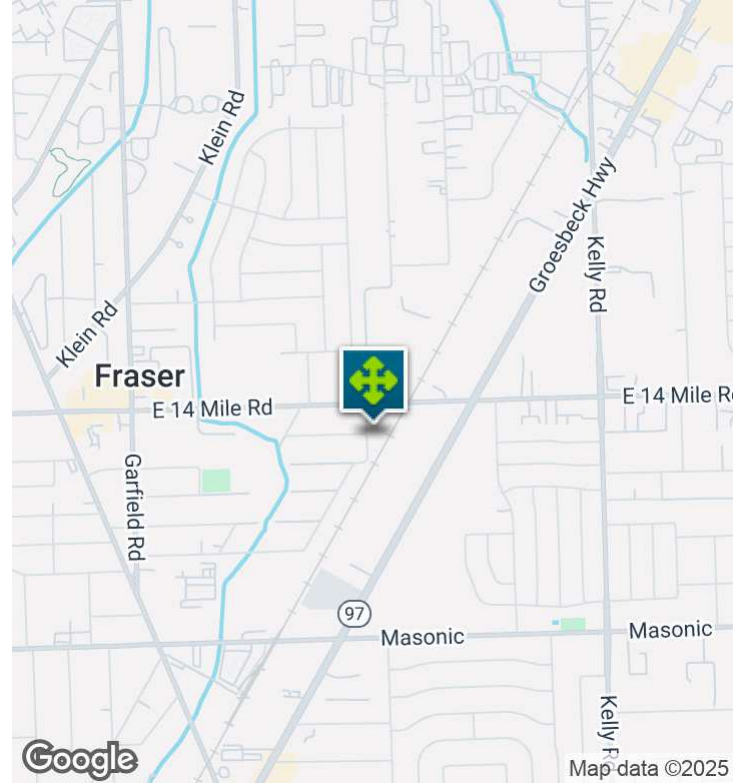
- 14,684 SF Industrial Warehouse
- 1,600 SF of 2-story office
- 5-Ton & 10-Ton Cranes
- 220 Volt | 600 AMP – Buss Duct



26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate	\$8.50 SF/YR (NNN)
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OFFERING SUMMARY

Building Size:	14,684 SF
Available SF:	14,684 SF
Lot Size:	0.73 Acres
Year Built:	1975
Zoning:	IND
Market:	Detroit

PROPERTY OVERVIEW

14,684 SF with two-story 1,600 SF office, two (2) 12' x 14' overhead doors, 220 volt | 600 AMP with buss duct; one (1) 5-ton crane and one (1) 10-ton crane, 20' clear, JIB crane, 2,000 SF of shop-mezzanine, and airlines. Rear fenced parking & outside storage, 40-car parking, additional parking lot across the street; outstanding manufacturing building.

LOCATION OVERVIEW

The property in Fraser, MI, boasts a prime location that provides convenient access to Detroit's dynamic business environment. This desirable setting is ideal for businesses seeking a strategic position within the bustling Detroit market.

PROPERTY HIGHLIGHTS

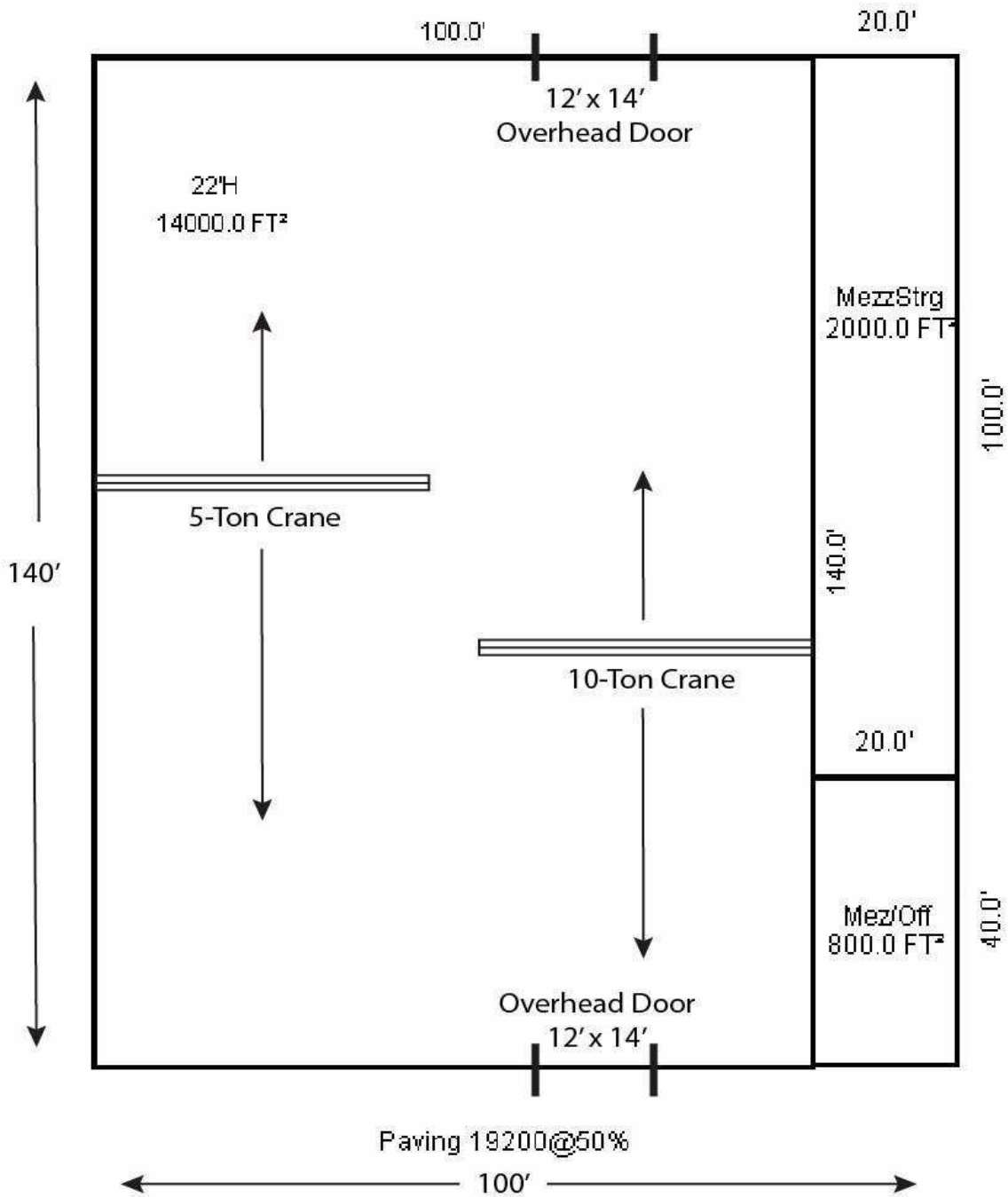
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ADDITIONAL PHOTOS



SITE PLANS

Image/Sketch for Parcel: 03-14-05-201-006



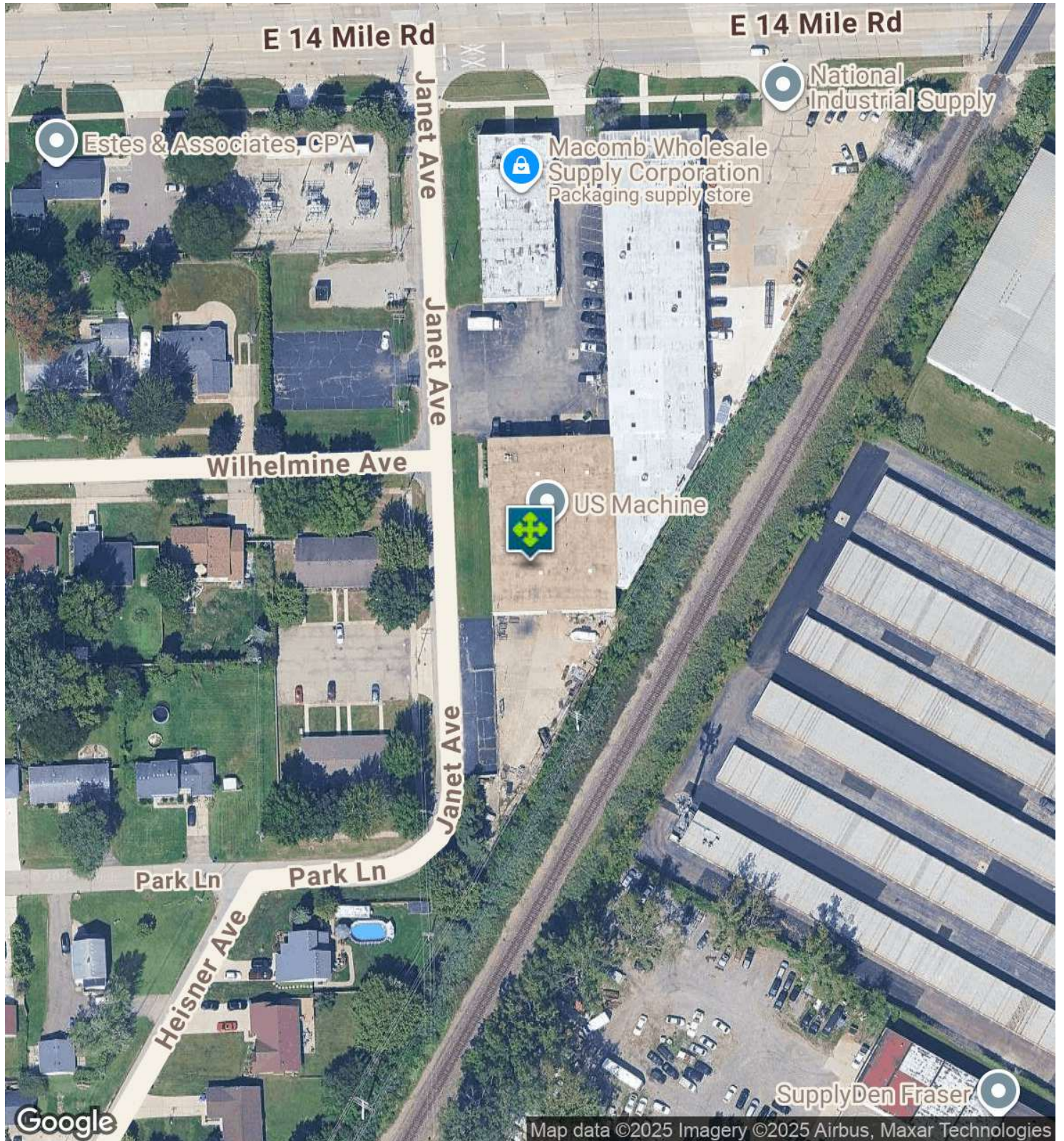
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ADDITIONAL PHOTOS



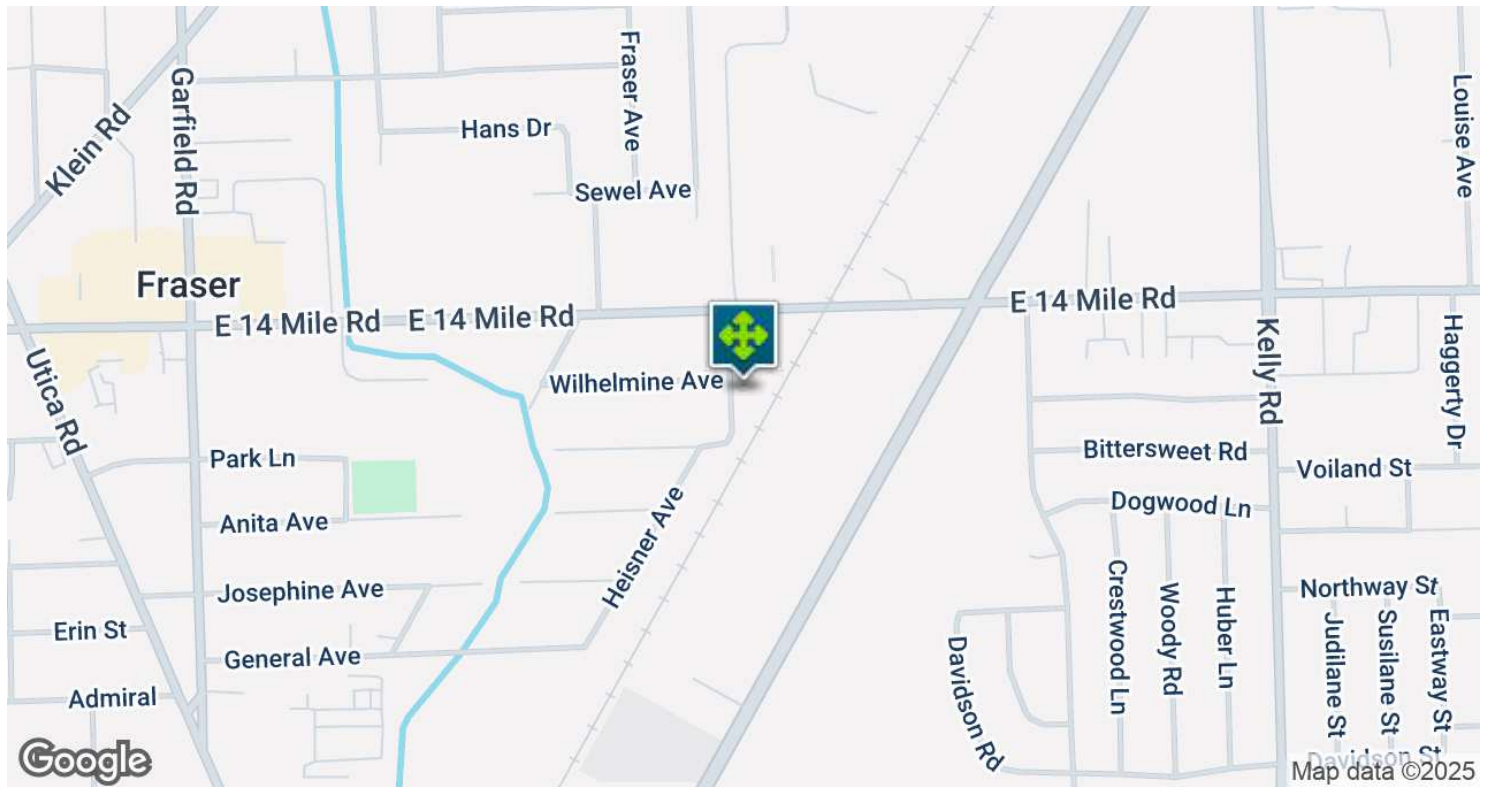
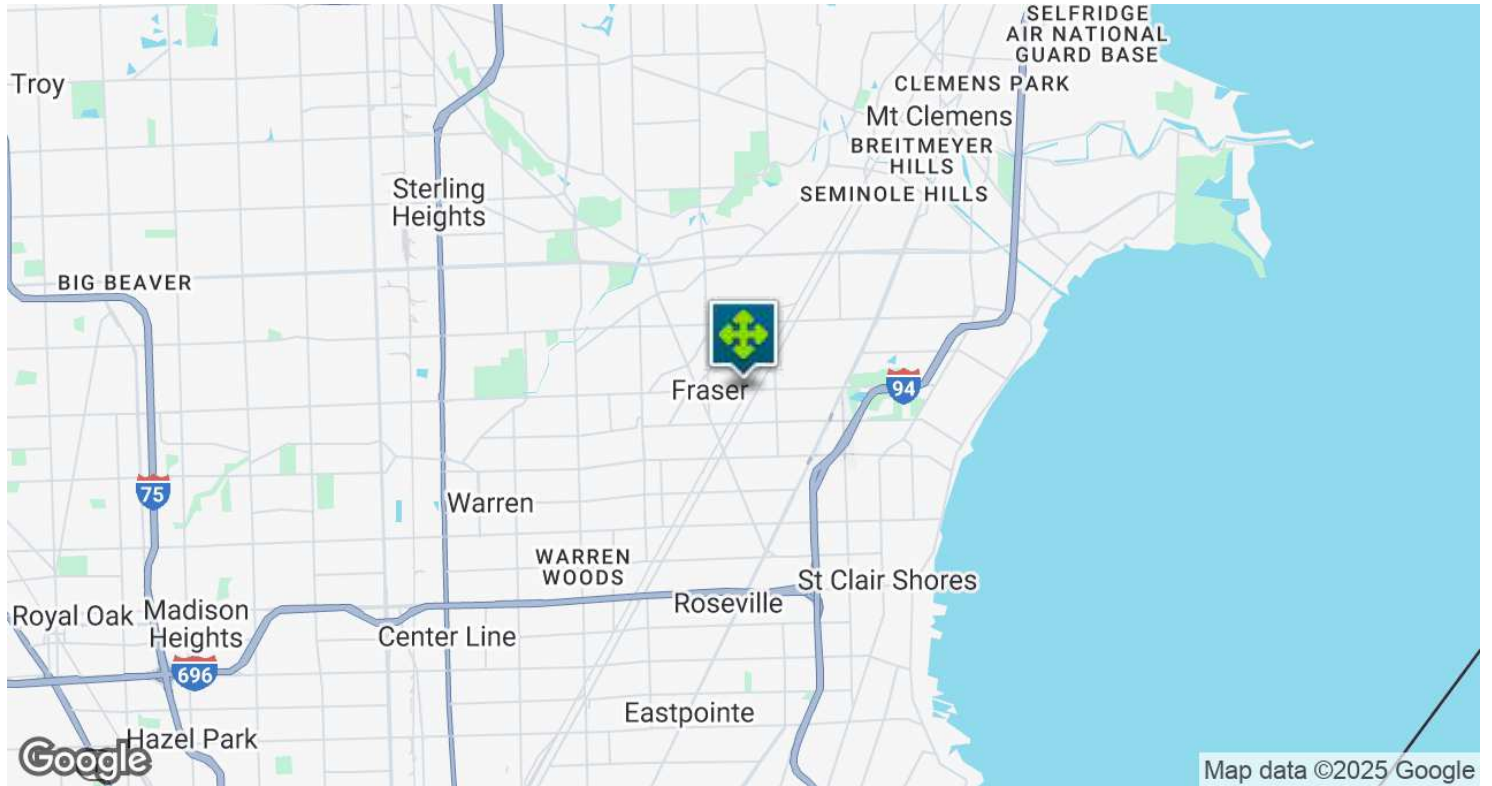
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AERIAL MAP



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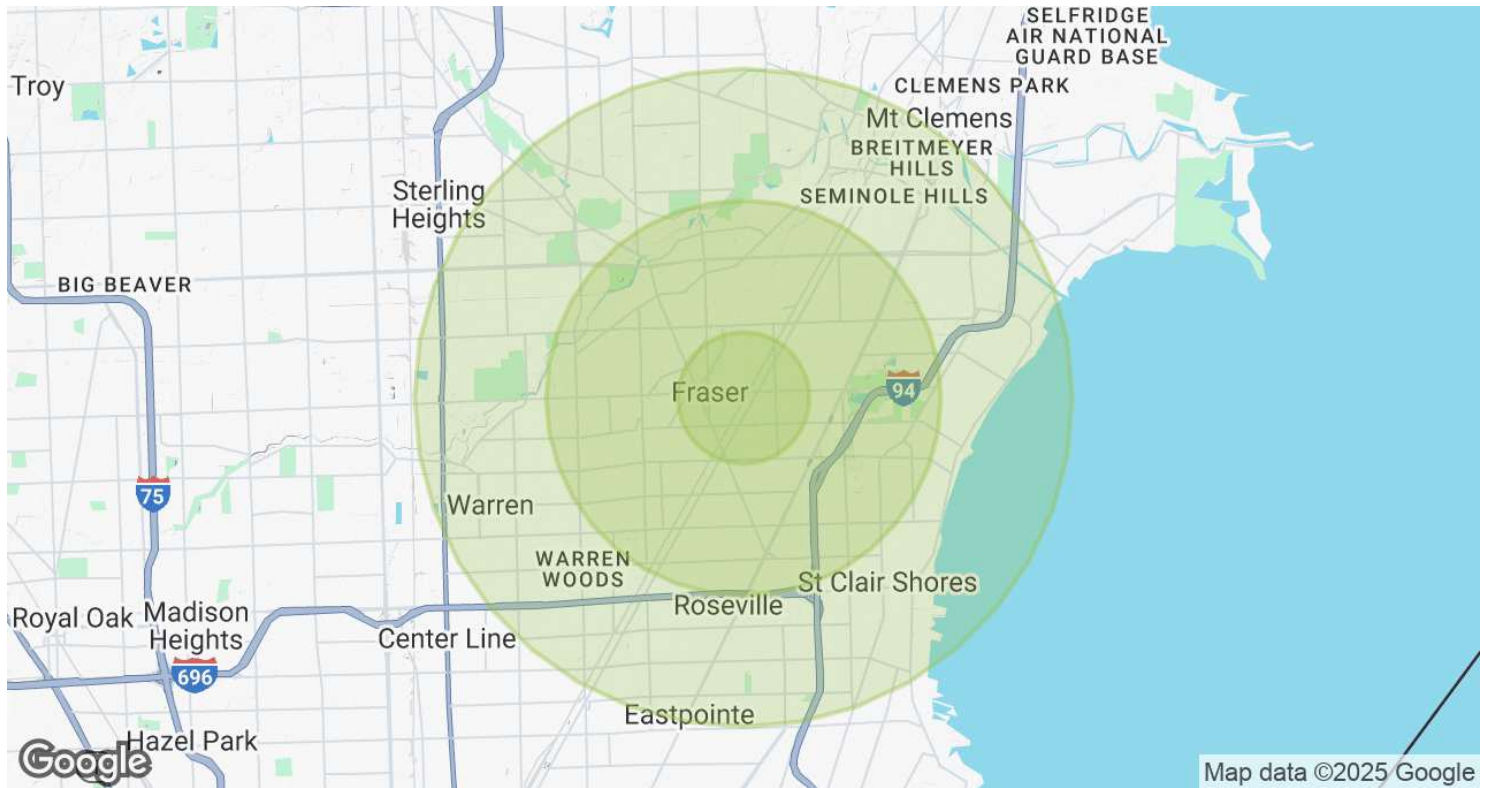
LOCATION MAP



John T. Arthurs PRINCIPAL
D: 248.663.0506 | C: 248.563.3225
johna@pacommercial.com

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,789	117,539	311,905
Average Age	43	43	43
Average Age (Male)	42	42	41
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,678	50,670	132,451
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$78,730	\$83,786	\$85,256
Average House Value	\$204,348	\$201,287	\$208,156

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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PRINCIPAL

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C: 248.563.3225

johna@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500
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F: 248.358.5300

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