

# 52017 Sierra Drive

*Chesterfield Twp, MI*

- 40,000 - 89,852 Sq Ft Available
- New Construction/Office Finish to Suit
- 30' Ceiling Clearance
- 7 Exterior Truckwells
- 64'x56' Column Spacing
- Energy Efficient Construction
- 8" Reinforced Floor
- High Efficiency LED Lighting
- Prepped for 20 Ton Crane
- Entire 179,200 Sq Ft Possibly For Sale

## INDUSTRIAL BUILDING FOR LEASE

### FOR MORE INFORMATION:

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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

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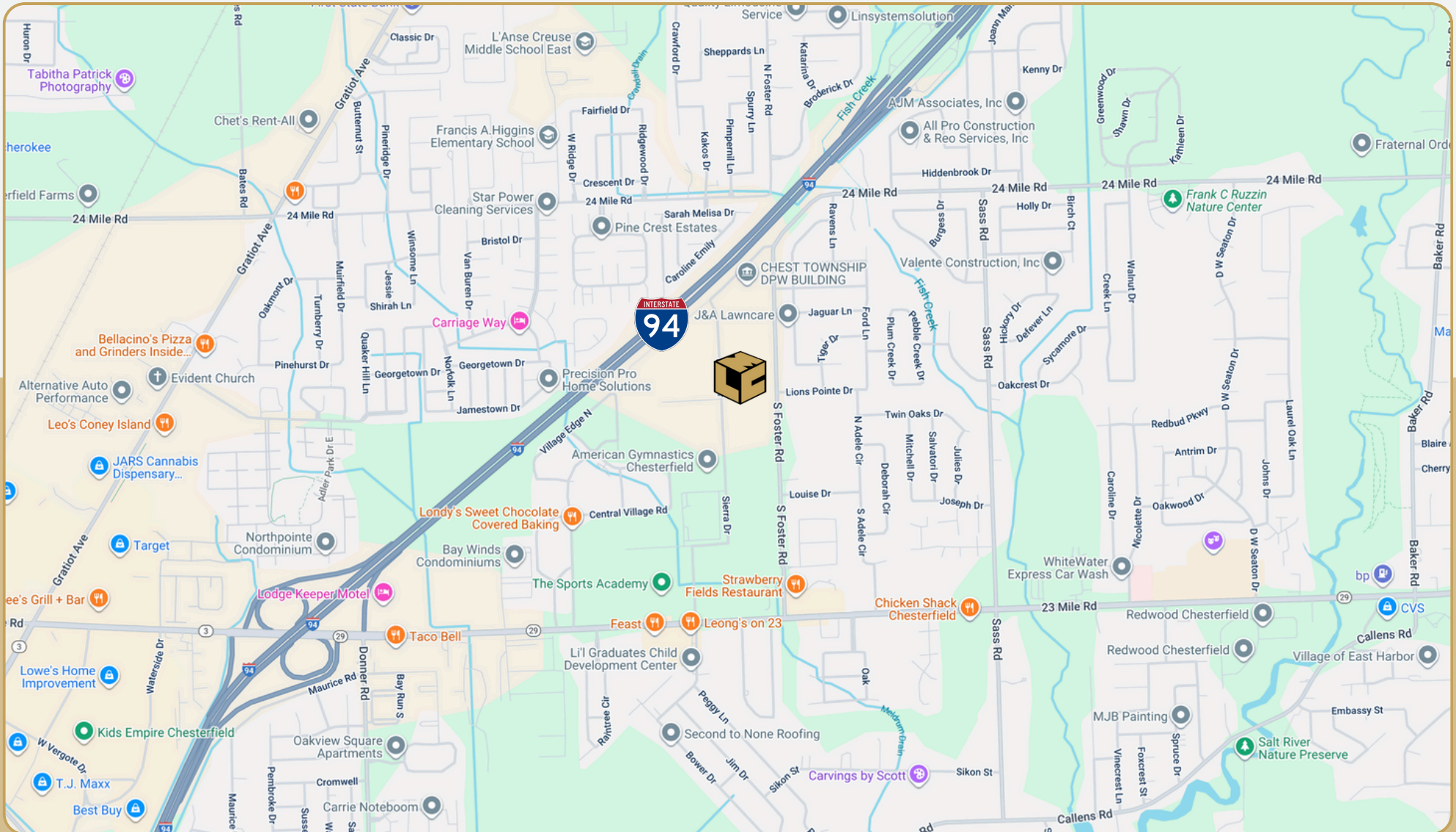
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## Industrial Property Details:

### Details:

<b>Total SF:</b>	179,200 SF
<b>Available SF:</b>	89,852 SF
<b>Office SF:</b>	To Suit
<b>Factory SF:</b>	TBD
<b>Zoning:</b>	L-1
<b>Acres:</b>	10.0
<b>Expandable:</b>	Yes
<b>Intersection:</b>	23 Mile Rd/I-94
<b>X-Way Distance:</b>	1 Mile to I-94
<b>Parking:</b>	143 Spaces
<b>Year Built:</b>	2023
<b>Outside Storage:</b>	No
<b>Rail Siding:</b>	No

### Interior:

<b>Ceiling Height:</b>	30'
<b>Bay Size:</b>	64'x56'
<b>Restrooms:</b>	To Suit
<b>Power Details:</b>	480V   1,800 Amps
<b>Lighting:</b>	LED
<b>Cranes:</b>	Bays prepped for 20-Ton and 15-Ton
<b>Truckwells:</b>	7 ext.
<b>Grade Door:</b>	(3) 14'x14'
<b>Heating:</b>	Cambridge Units
<b>A/C:</b>	Office Only
<b>Sprinklered:</b>	ESFR
<b>Roof:</b>	Standing seam metal
<b>Floor:</b>	8" Reinforced
<b>Notes:</b>	40,000-89,852 square feet for lease. Energy-efficient construction. Entire building possibly for sale.

### Economic:

<b>Lease/SF:</b>	TBD
<b>Occupancy:</b>	90 Days
<b>Taxes:</b>	TBD
<b>Status:</b>	Existing/Offices To Be Constructed

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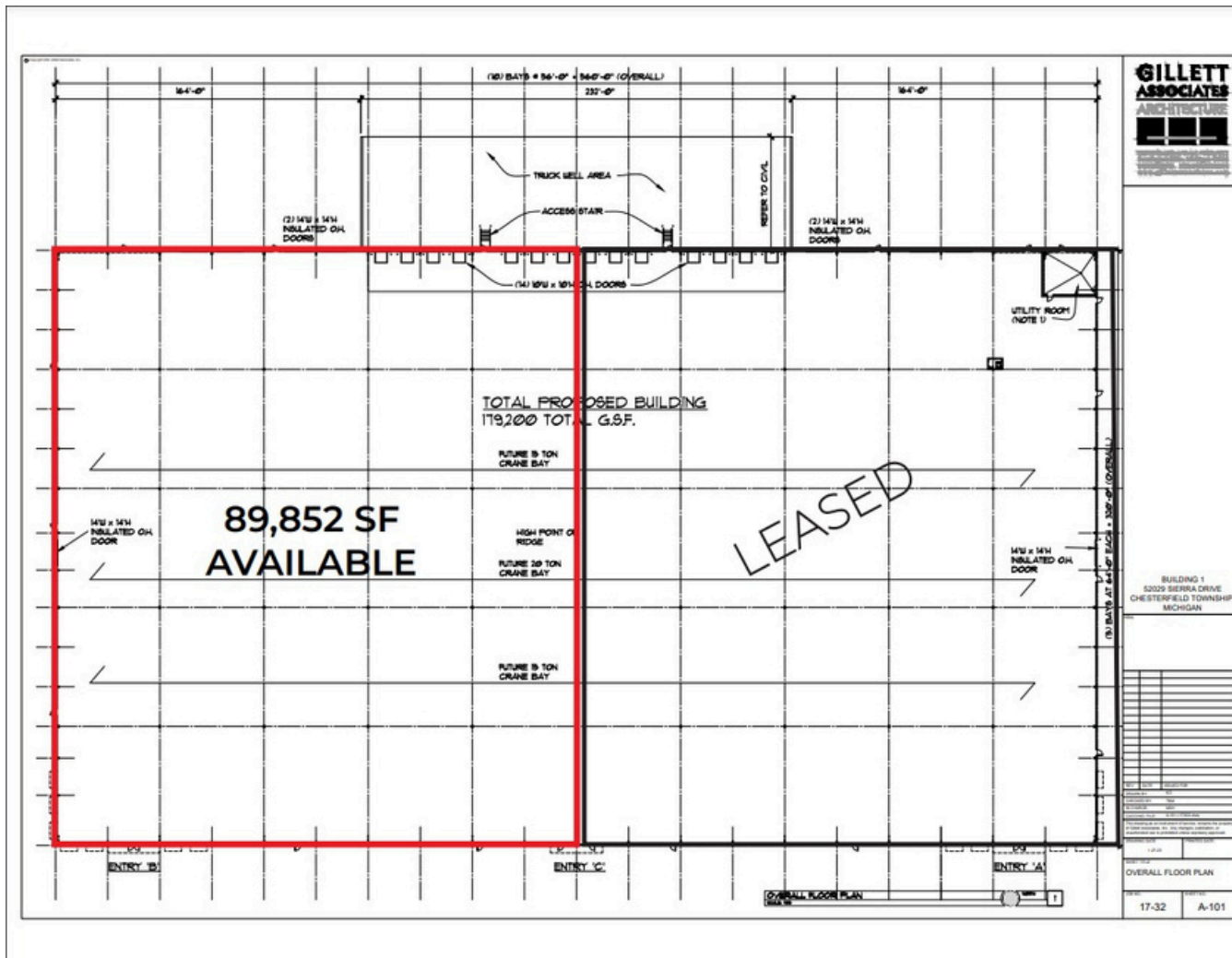


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## Floor Plan



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