

2470 Xcelsior Dr

Oxford, MI

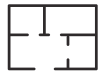
SECOND PRICE REDUCTION!

- 61,937 Sq Ft For Sale
- Exceptionally Clean Warehouse
- 25' Ceiling Clearance
- Exterior Truckwells
- Meticulously Maintained

INDUSTRIAL BUILDING FOR SALE



56,428 SF of Factory



5,509 SF of Office



5,509 SF of Mezzanine

FOR MORE INFORMATION:

Jason Capitani, SIOR, CCIM Managing Partner 248.637.7684 jcapitani@LMCap.com	Garry Rogers Senior Vice President 248.637.3527 grogers@LMCap.com
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CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

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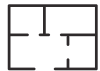
Oxford, MI

- 61,937 Sq Ft For Sale
- Exceptionally Clean Warehouse
- 25' Ceiling Clearance
- Exterior Truckwells
- Possible Lease

INDUSTRIAL BUILDING FOR SALE



56,428 SF of Factory



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5,509 SF of Mezzanine

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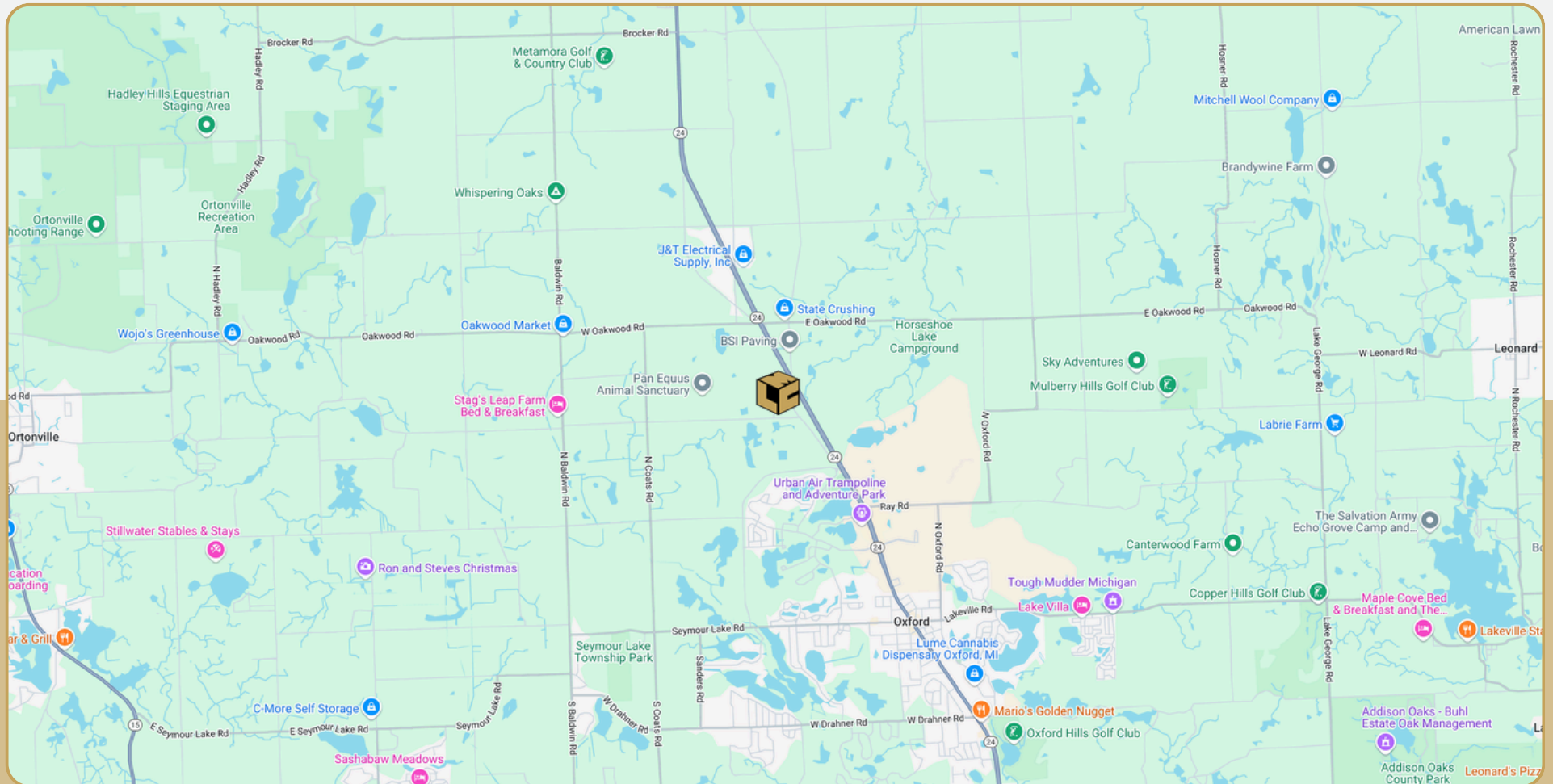
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Industrial Property Details:

Details:

Total SF:	61,937 SF
Available SF:	61,937 SF
Office SF:	5,509 SF
Factory SF:	56,428 SF
Zoning:	Industrial
Acres:	4.71
Frontage:	525'
Depth:	350'
Expandable:	No
Intersection:	M-24 & Metamora Road
X-Way Distance:	I-75
Parking:	64 (Can Expand)
Year Built:	2004
Outside Storage:	No
Occupancy:	30 Days

Interior:

Ceiling Height:	25'
Bay Size:	40'
Restrooms:	5
Power:	240/480
Lighting:	LED
Truckwells:	3 exterior
Grade Door:	(1) 12'x14'
Heating:	Tube Radiant
A/C:	Office Only
Sprinklered:	No
Air Lines:	Yes
Compressor:	Yes
Floor Drains:	No

Economic

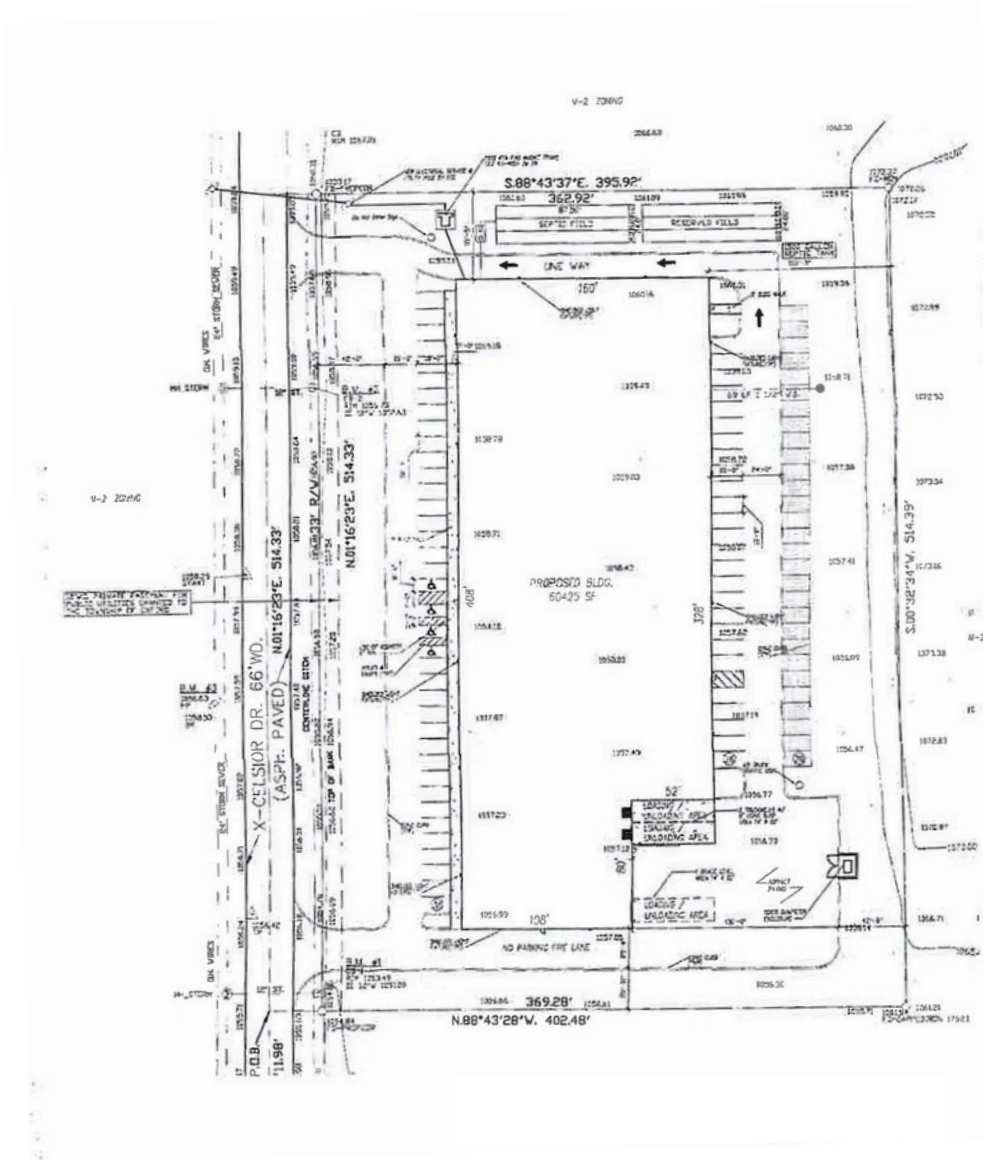
Sale Price:	\$4,500,000.00
Price/SF:	\$72.65

Notes: Price Reduced! Well maintained warehouse space. 25' clear with truckwells. Parking lot can be expanded.

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Site Plan



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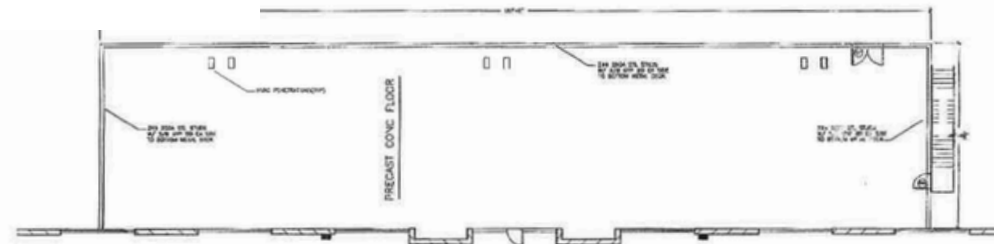
Office Plan



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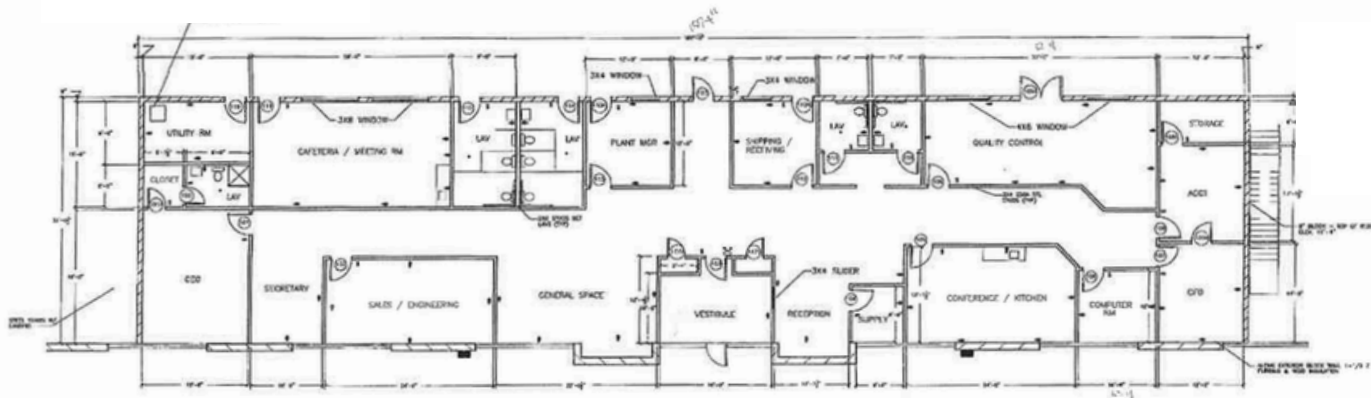
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MEZZANINE AREA

Scale: 3/32" = 1'-0"



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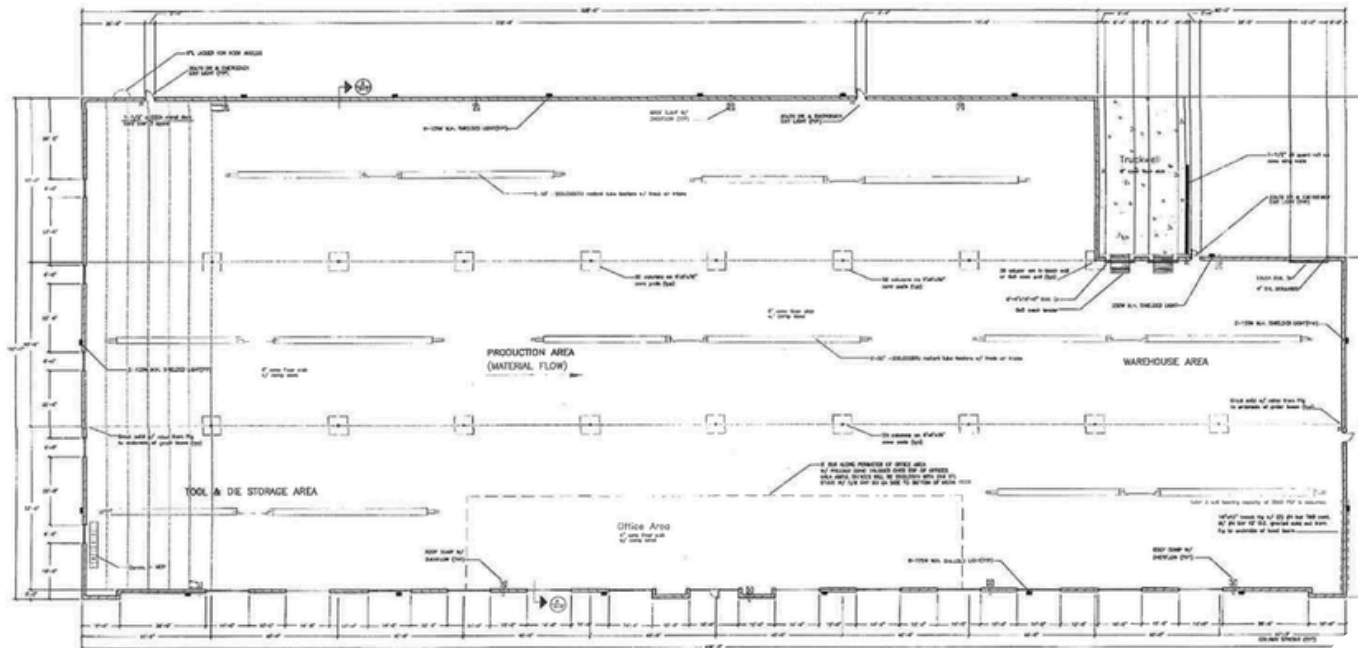


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Floor Plan



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