

FOR LEASE | 8,256 SF SINGLE TENANT INDUSTRIAL

877 WHITNEY DRIVE



877 WHITNEY DRIVE
LAPEER, MI 48446

PROPERTY HIGHLIGHTS:

- For Lease - 8,256 SF industrial building in the city of Lapeer
- Minutes to I-69 and M-24/Lapeer Rd. w/easy access to Port Huron, Flint, Lansing and Detroit
- New metal roof is pitched and requires minimal maintenance
- 220 drops throughout warehouse, with LED lighting and metal ceiling
- All shop walls are corrugated metal
- Front offices include open area, and 3 privates
- Three overhead doors, new radiant heat, and LED lighting in the warehouse
- Lease Rate: \$6.50 PSF NNN with low net charges of \$1.57/ft/year

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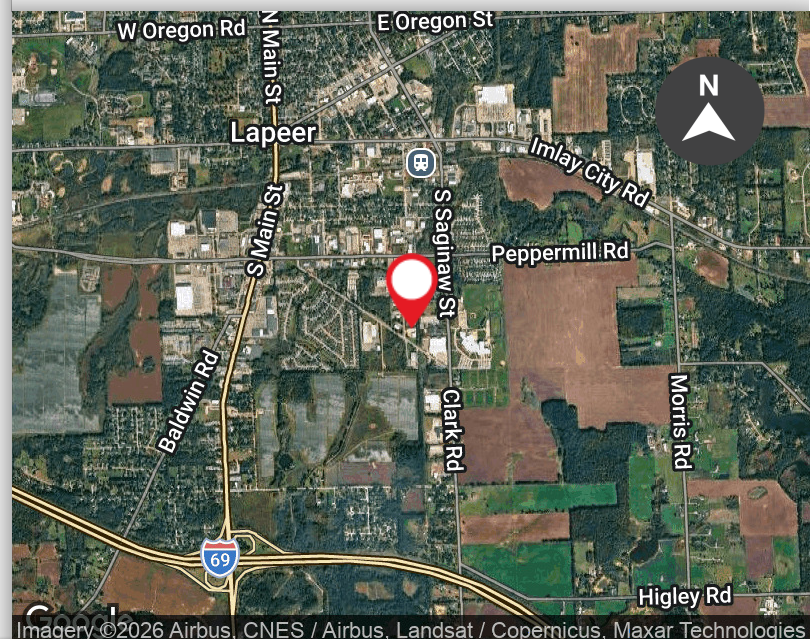


LARRY SCHULTZ

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877 WHITNEY DRIVE

PROPERTY **INFORMATION**

HIGHLIGHTS

Available SF:	8,256 SF
Warehouse SF:	6,864 SF
Office SF:	1,392 SF
County:	Lapeer
Cross Street:	Whitney Dr

SITE

Parcel Number:	L21-18-119-040-00
Zoning:	I-2

PRICING & AVAILABILITY

Lease Rate:	\$6.50 SF/yr (NNN)
Net Charges:	\$1.57/ft/yr

BUILDING INFORMATION

Type:	Industrial
Construction Type:	Existing
Roof Type:	Pitched Metal
Walls/Partition Type:	Dry Wall
Year Built:	2001
Stories:	1
Lighting:	LED
Heating:	Radiant Tube
Ceiling Height/Clear Height:	16'/14'
Electrical:	1000a 220v 3p
# Grade Level Doors:	3

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877 WHITNEY DRIVE
PROPERTY FLOOR PLAN

1S/BLDG
8256.0 sf

143.5'

48.0'

172.0'

OFFICE

OFFICE

RECEPTION

VEST

STOR

MECH

MENS

WMS

CON ROOM

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