

FREEWAY (I-94) EXPOSURE FOR LEASE



PILOT

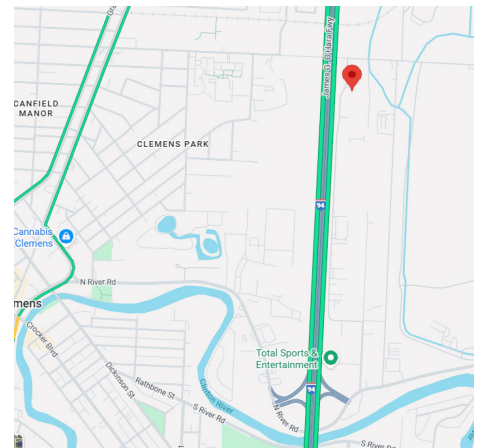
PROPERTY GROUP

42628 EXECUTIVE DRIVE, HARRISON TOWNSHIP, MI 48045

PROPERTY OVERVIEW:

Strong 12,800 sq. ft. corporate image, free-standing industrial building now available. The building is under new ownership/management and offers a meticulously maintained two-story office setup, with new shop expansion (2023), shop floor drains, heavy power and high bay, clear span construction, with drive-through capability for trucks. Easy on/off I-94 freeway accessibility and exposure/signage. This is a must see, very clean building.

Property Type:	Free-Standing Industrial
Cross Streets:	East of I-94 / Bet. N. River Rd Exit and Joy Blvd
Total Square Footage:	12,800
Office Square Footage:	1,820 (2-story)
Maximum Square Footage:	11,800
Parcel Size:	0.76 Acre
Year Built:	1977 & 2023
Zoning:	IND
Ceiling Height:	18' 6"
Grade Level Doors:	(2) 12' W x 14' H
Power:	Heavy
Shop Heat Type:	Radiant Tube
Property Taxes:	2025: \$23,753.12 (\$1.86/SF)
Lease Rate:	\$9.95/SF
Lease Type:	NNN



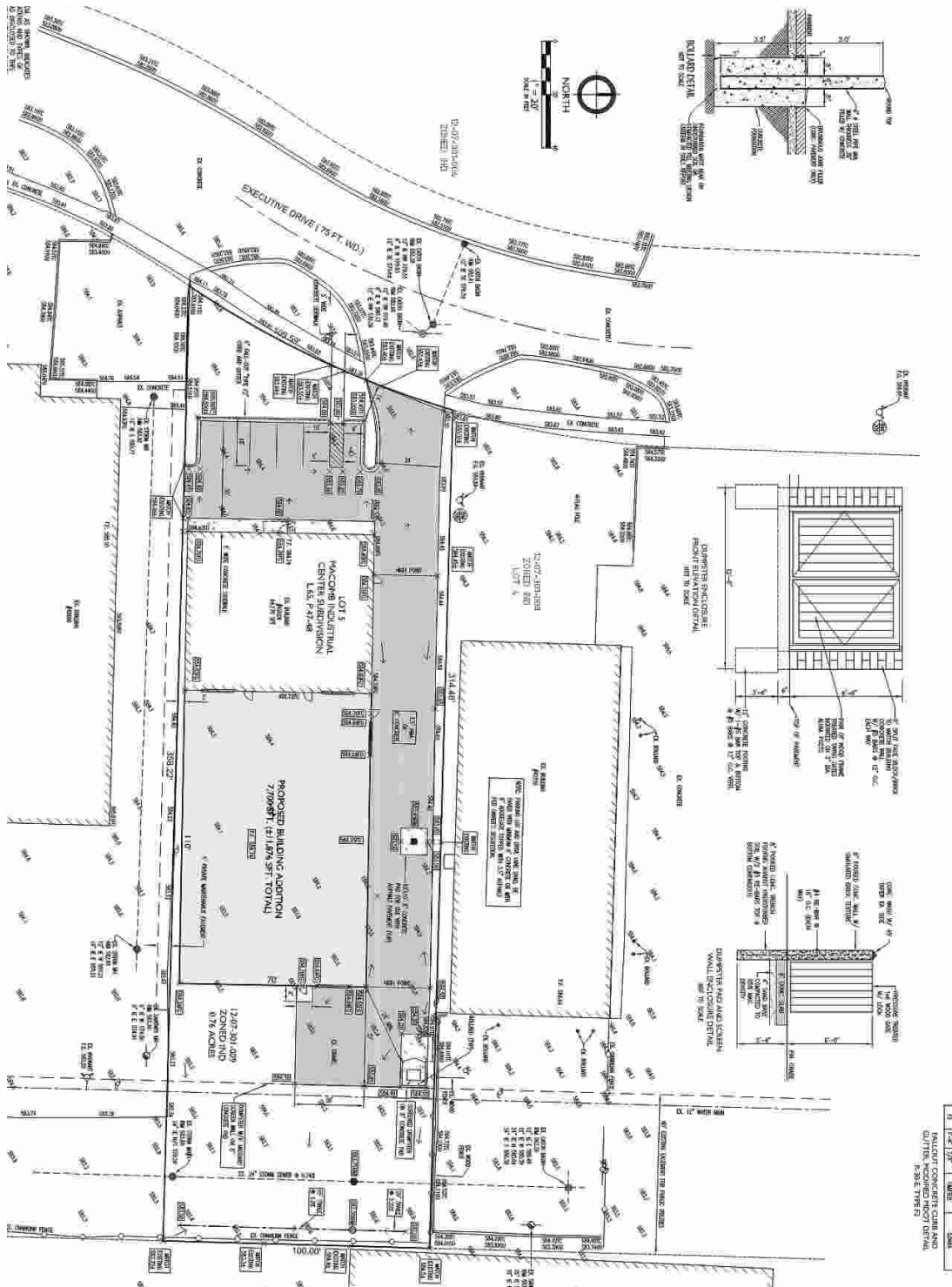
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SITE PLAN



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ADDITIONAL PHOTOS



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