

35801 Mound Road

Sterling Heights, MI

- 94,209 Sq Ft Corporate Hi-Tech Office Building
- Plug & Play Furnished Office Suites Available from 4,540 to 54,292 RSF
- 20,000 Sq Ft 100% Air Conditioned High-Bay Warehouse/Research Available - Expandable to 44,000 Sq Ft
- Aggressive Rental Rates
- Professionally Managed
- Excellent Freeway Access

CORPORATE HI-TECH INDUSTRIAL OFFICE FOR SALE/LEASE

FOR MORE INFORMATION:

Al Iafrate, SIOR
Senior Vice President
248.637.7791
aiafrate@LMCap.com

248.637.9700 | LMCap.com

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Liberty Place

SALE PRICE REDUCED!



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CORFAC INTERNATIONAL

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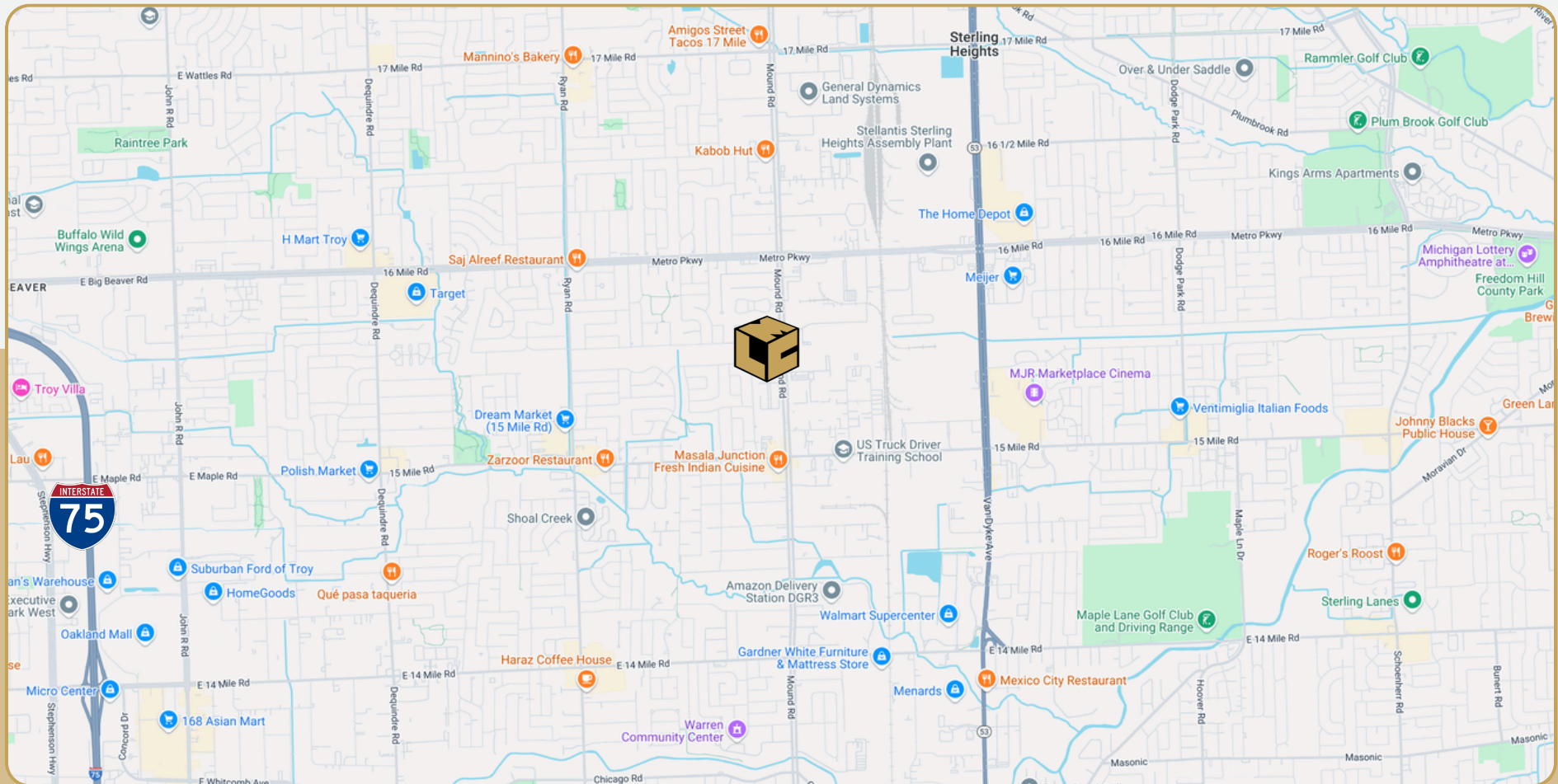


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Office Property Details:

Details:

Location Description: 15 Mile/Mound
Building Type: Office
Class: B
Zoning: Innovation Support
Floors: 2
Year Built: 1991
Year Renovated: 2008
Gross SF: 94,209 SF
Total Rentable SF: 94,209 SF
Available SF: 54,262 SF
Min/Max SF: 4,540 SF - 54,262 SF
Acres: 5.05
Multitenant: No
Parcel ID: 20-21-351-012

Property Description: Hi-Tech Office Research building. Plug-and-play furnished office suites and a 100% A/C high-bay Warehouse/Research Facility expandable to 44,000 Sq Ft. Aggressive rental rates, Operating expenses include suite utilities, professionally managed. Sale price reduced!

Economic:

Min/Max Rental Rate: \$11.95/SF
Rental Terms: NNN
Annual Escalations: \$0.50/SF
Load Factor: 13.0%
Occupancy: Immediate
Parking: 325
Partition Allowance: Negotiable
Signage: Yes
Status: Existing
Operating Expenses: \$5.40
Sale Price: \$9,995,000
Price/SF: \$105.16/SF

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Available Suites:



Suite 102: 26,669 RSF

Suite 200: 4,540 RSF

Suite 202: 4,732 RSF

Suite 200/202: 9,272 RSF

Suite 206: 18,231 RSF

Suite 102/200/202/206 54,292 RSF

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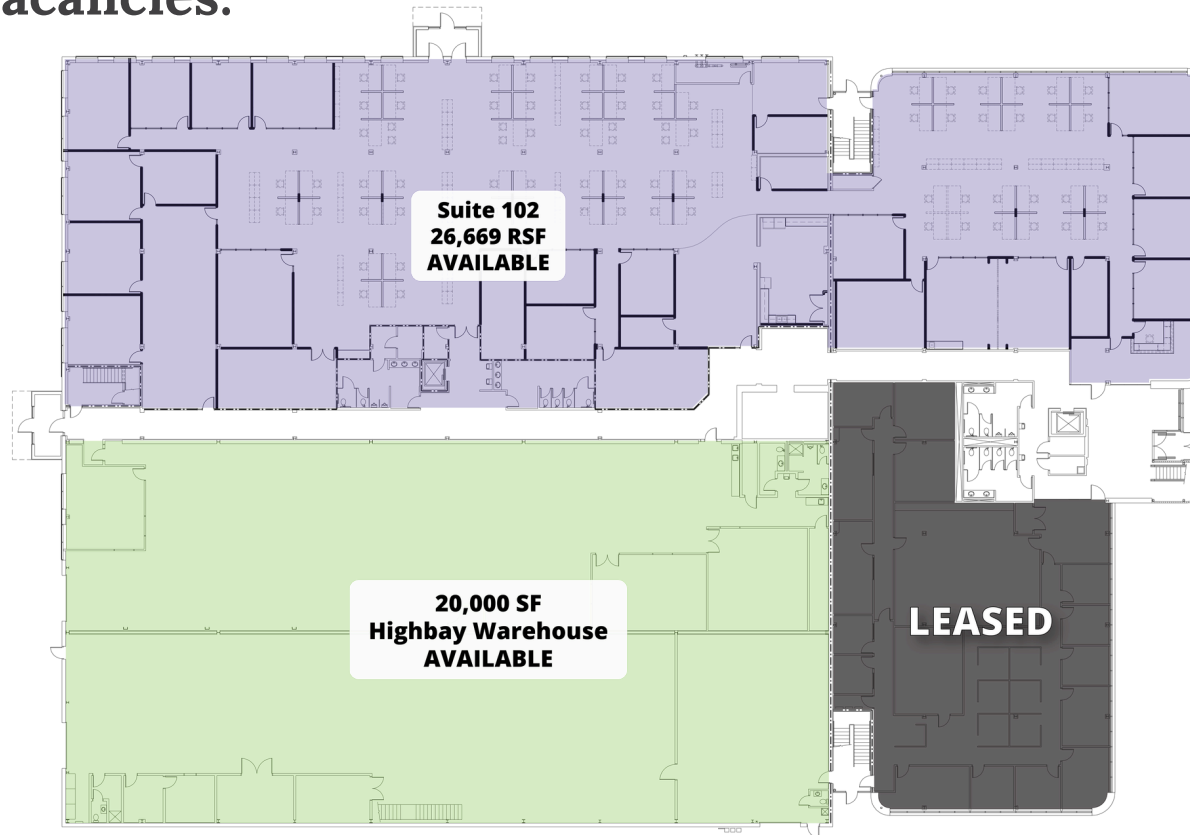
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First Floor Vacancies:



Suite Number	Square Footage
102	26,669 RSF
102/200/202/206	54,262 RSF
Warehouse	20,000 RSF

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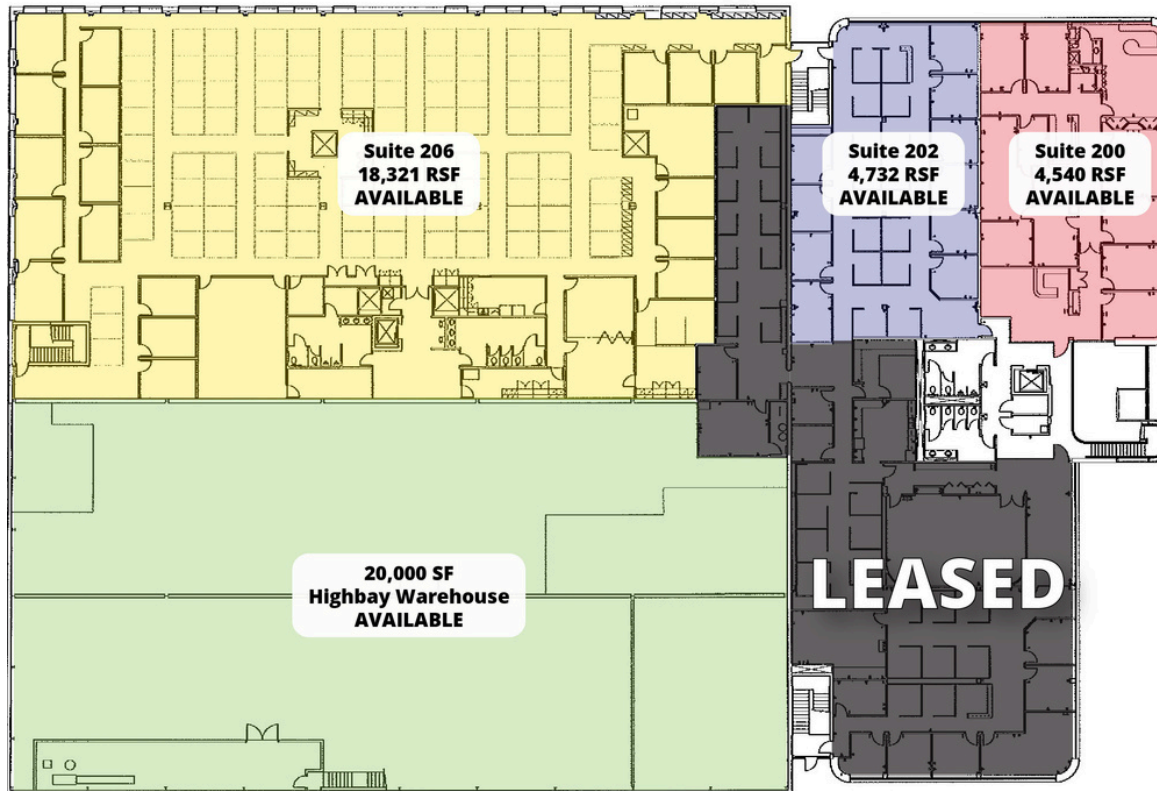
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Second Floor Vacancies:



Suite Number	Square Footage
200	4,540 RSF
202	4,732 RSF
200/202	9,272 RSF
206	18,321 RSF
200/202/206	27,593 RSF
102/200/202/206	54,262 RSF
Warehouse	20,000 RSF

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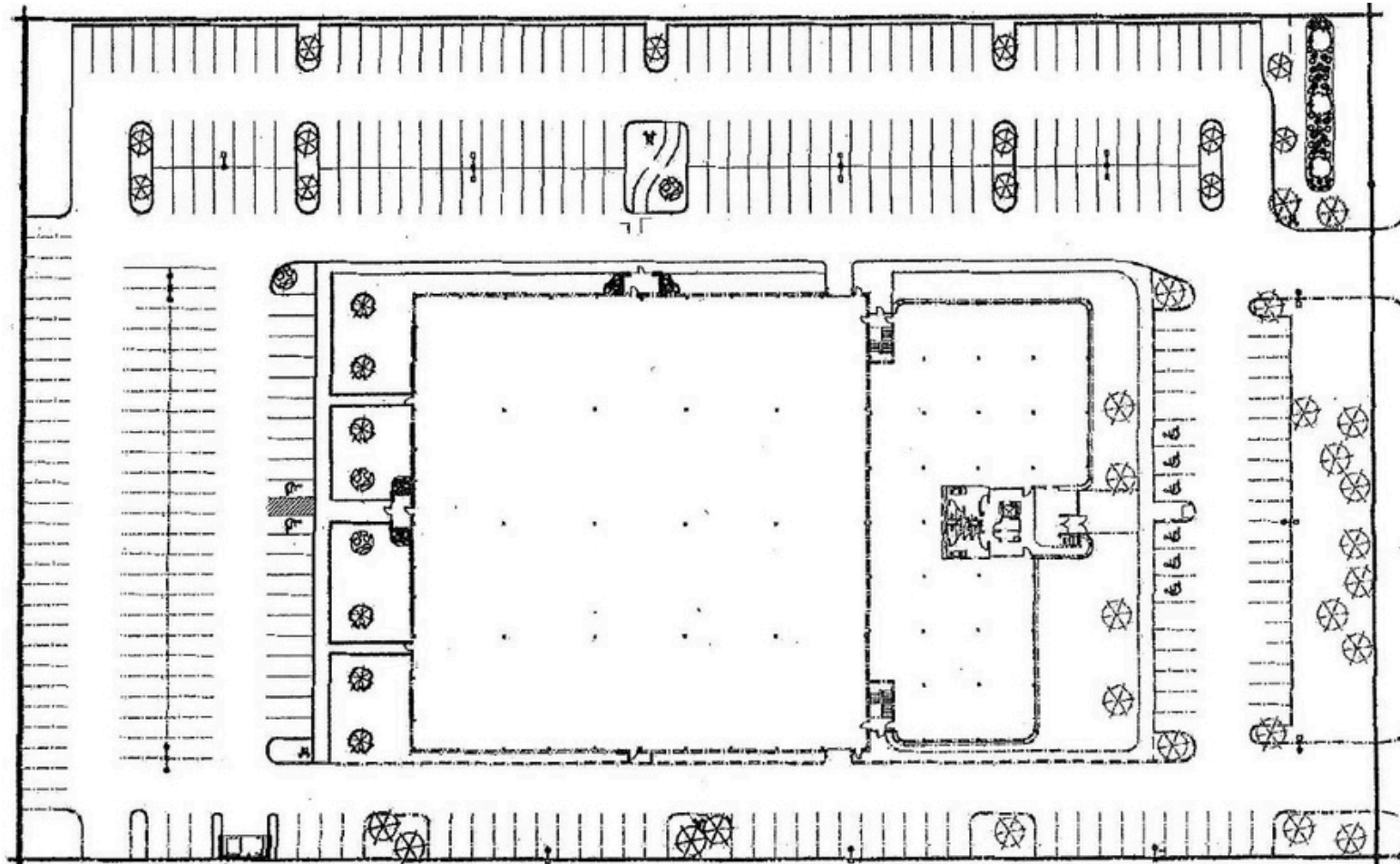
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Site Plan:



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