

FOR LEASE / SALE

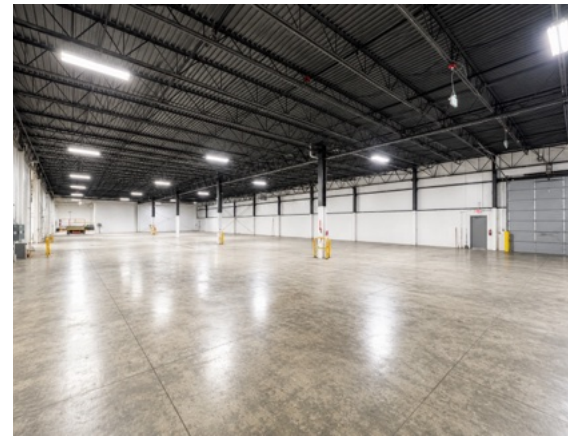
23800 RESEARCH DR, FARMINGTON HILLS



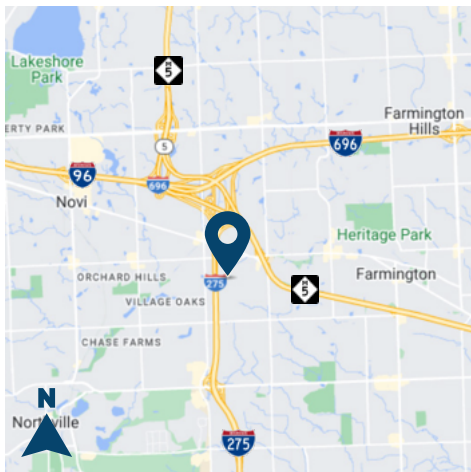
RH COMMERCIAL
REALTY



BCS PROPERTY
— MANAGEMENT —



21,970 SF - 48,720 SF INDUSTRIAL SPACE



PROPERTY DETAILS

- Beautiful and recently renovated primary office area
- Extremely clean and well-lit warehouse
- High warehouse clearance (18'-20')
- Heavy power (1,500a/480v, 3p)
- (2) dock doors, (1) grade level doors with ability to add more
- Ideally located just minutes from I-96, I-696, I-275, & M-5
- **FLEXIBLE LAYOUT OPTIONS**

For information, please contact:



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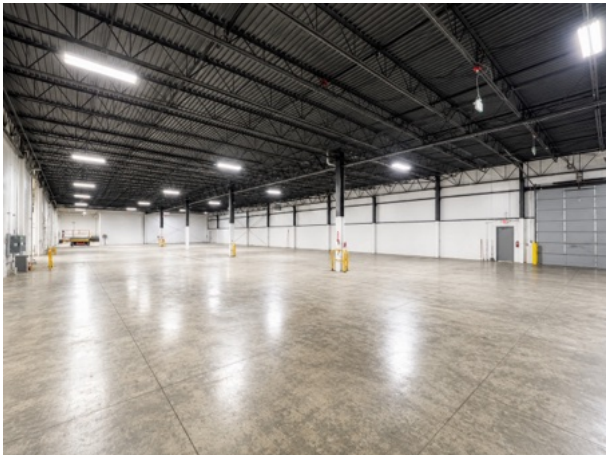
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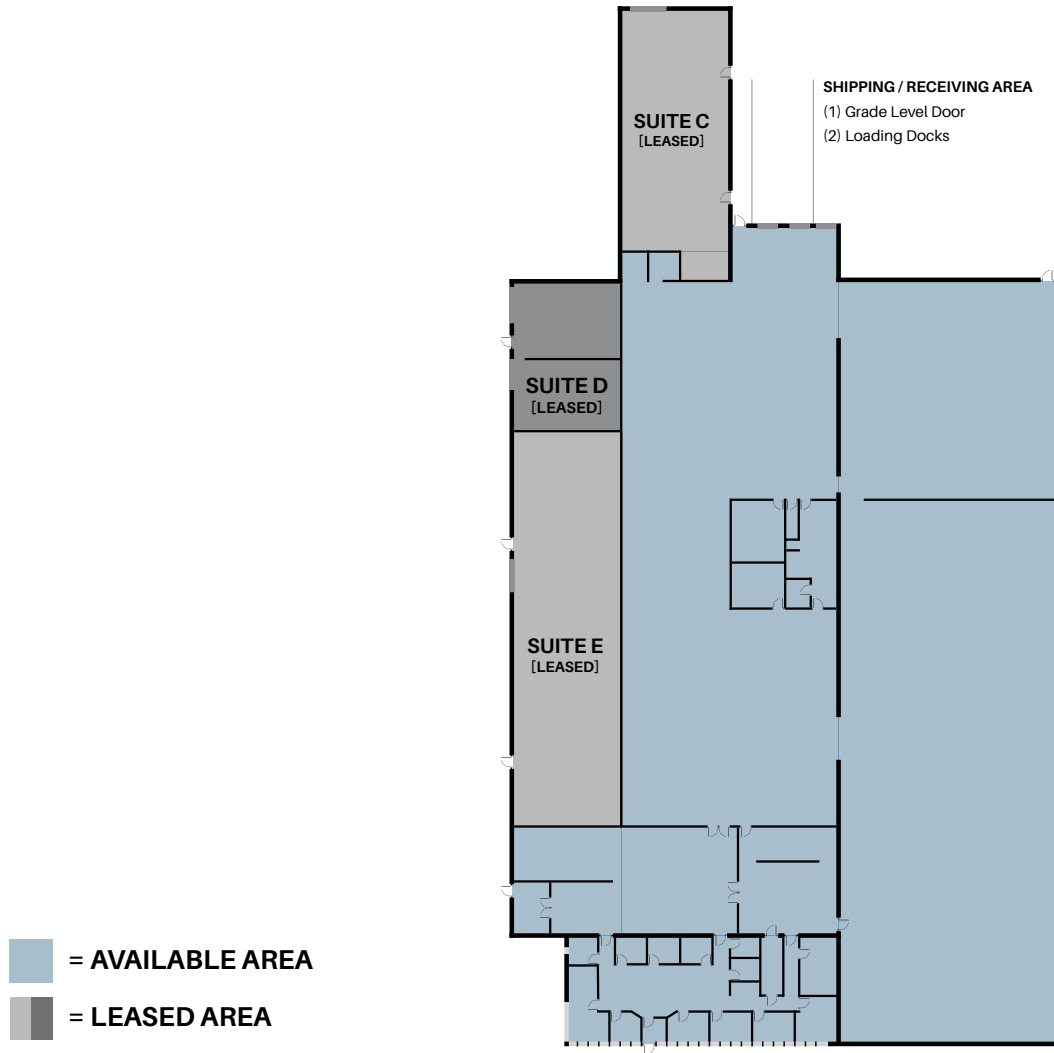
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AVAILABILITY BREAKDOWN

CURRENT CONFIGURATION



SUITE A & B [COMBINED]

Total SF:	48,720	Heat:	Forced Air & Radiant	Notes: Great space with a recently renovated office area and warehouse are with high clearance and heavy power.
Office SF:	4,000	Clearance:	18'-20'	
Parking Spaces:	Abundant	Grade/Dock Doors:	1 / 2	
Cranes:	N/A	Fire Suppression:	Yes	
		Power:	1,500a/480v, 3p	

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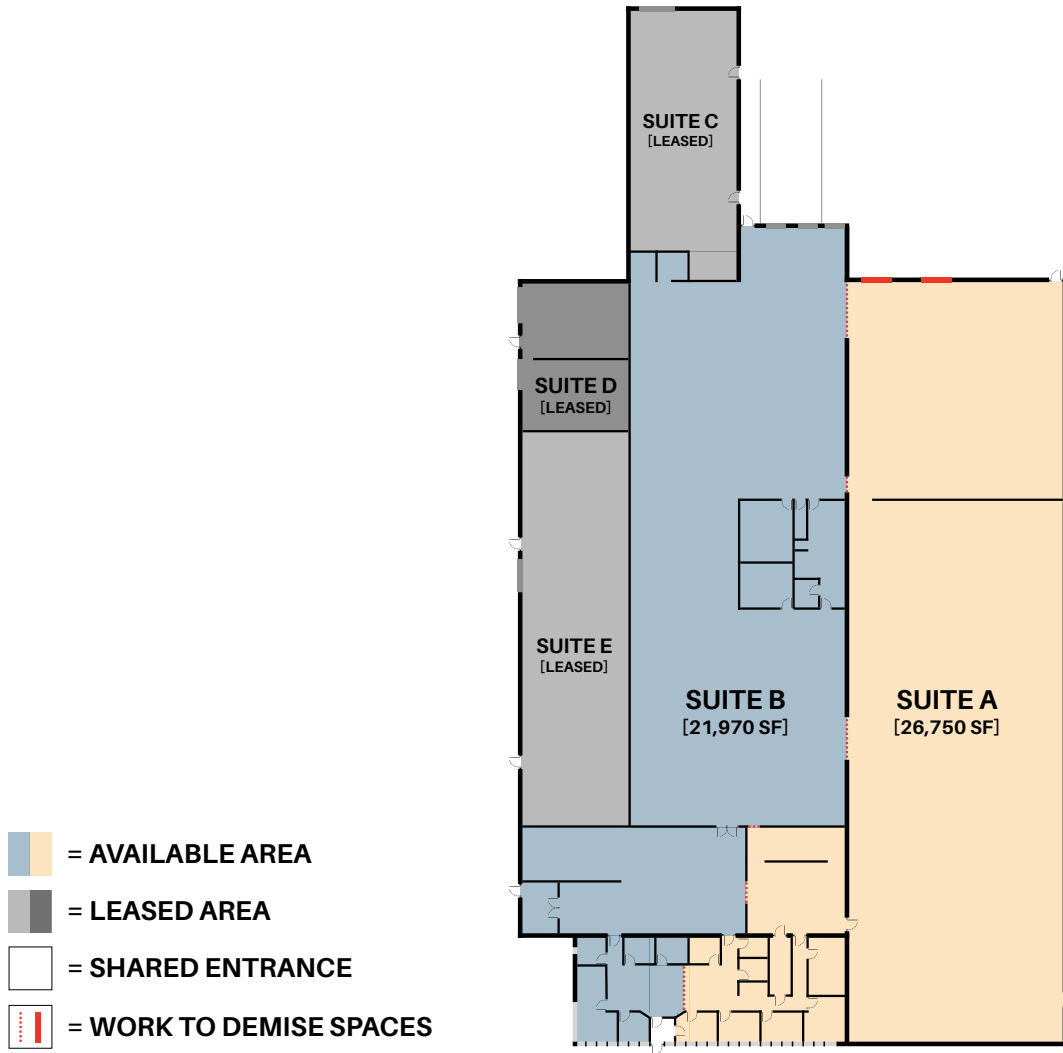
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AVAILABILITY BREAKDOWN

POTENTIAL SPACE CONFIGURATION(S)



SUITE A		SUITE B		NOTE
Total SF:	26,750	Total SF:	21,970	The above space configuration(s) are concept and can be altered to fit needs.
Office SF:	2,750	Office SF:	1,250 - 2,850	
Warehouse:	24,000	Warehouse SF:	19,120 - 20,720	
Grade / Dock Doors:	1 - 2 / 1 Possible	Grade / Dock Doors:	1 / 2	

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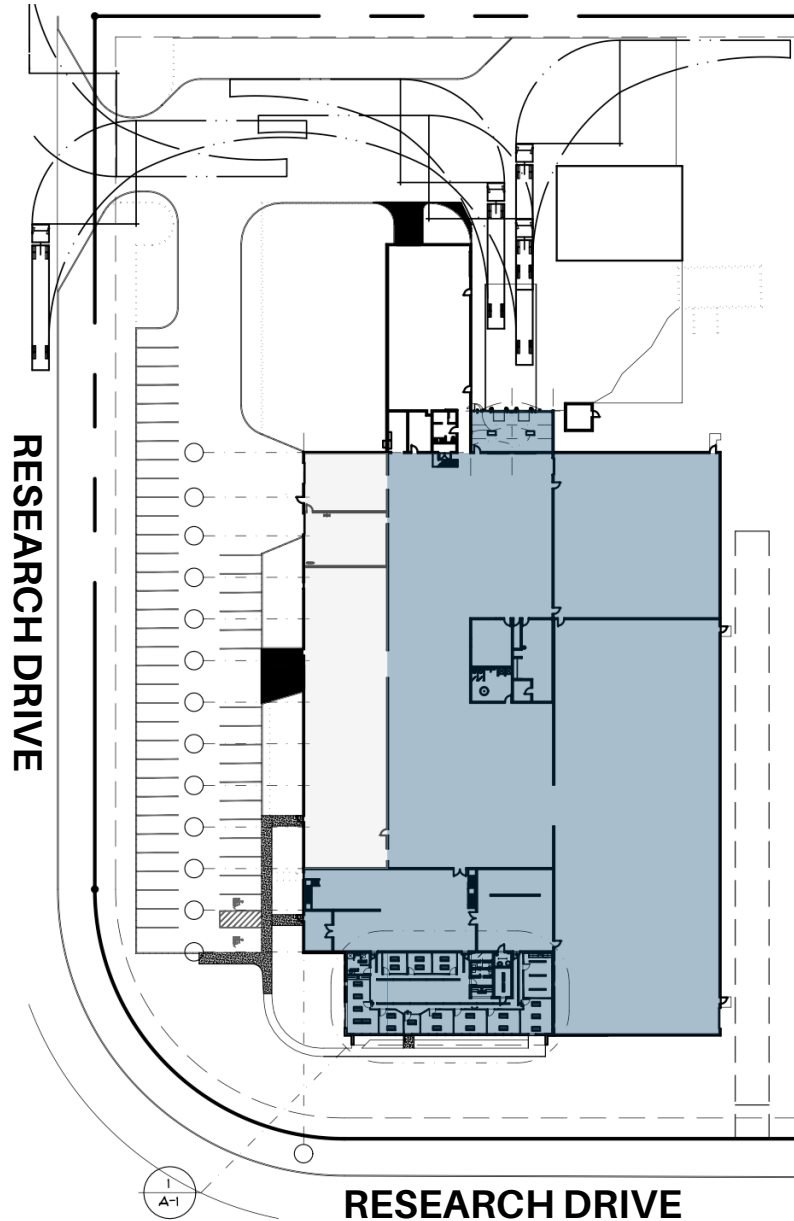
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SITE PLAN SKETCH

(NOT TO SCALE)



 = AVAILABLE AREA

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BCS PROPERTY
MANAGEMENT



PRICING INFORMATION

Lease Rate: \$9.75 / SF

Lease Type: Gross + U

Sale Price: Contact Agents

EQUIVALENT TO
\$8.00 / SF, NNN

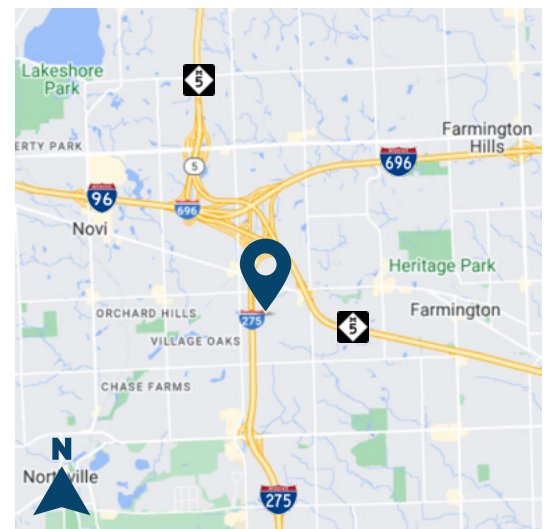
PROPERTY DESCRIPTION

Total SF:	60,000	Site/Parcel Area:	4.16 AC
Available SF:	21,970 - 48,720	Parcel ID:	Available
Office SF:	1,250 - 5,600	Parking Spaces:	Abundant
Property Type:	Industrial	Heat:	Yes
Tenancy:	Multi-tenant	Clearance:	18' - 20'
Year Built:	1968	Grade / Dock Doors:	4 / 2
Year Rennovated:	2010	Fire Suppression:	Yes
Zoning:	Light Industrial	Power:	1,500a/480v

SUMMARY

Beautiful facility ideally located with easy access to I-96, I-696, I-275 & M-5, an abundance of power, high clearance, and abundant parking. A great building for manufacturing, warehousing, and all other use(s) which require heavy power, and/or high clearance.

ROAD MAP



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