

FOR SALE OR LEASE >

INDUSTRIAL BUILDING

31605 GOSSETT DRIVE | ROCKWOOD, MICHIGAN



COMPLETELY RENOVATED IN 2017

> PROPERTY HIGHLIGHTS

- 70,344 SF Industrial Building on 5.20 Acres
- Eight (8) Truck Docks
- Zoned: M-I
- Fully Sprinklered and Designed for Convenient Shipping and Receiving
- Easy Access to I-75 and Located within Two Miles of the Ford Motor Company Flat Rock Plant which Assembles the Ford Mustang and Lincoln Continental and Employs Approximately 1,700 People

COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300
Southfield, Michigan 48076

For More Information Call:

CHRISTIAN HILL

PHONE **248 540 1000** EXT **1628**

EMAIL christian.hill@colliers.com

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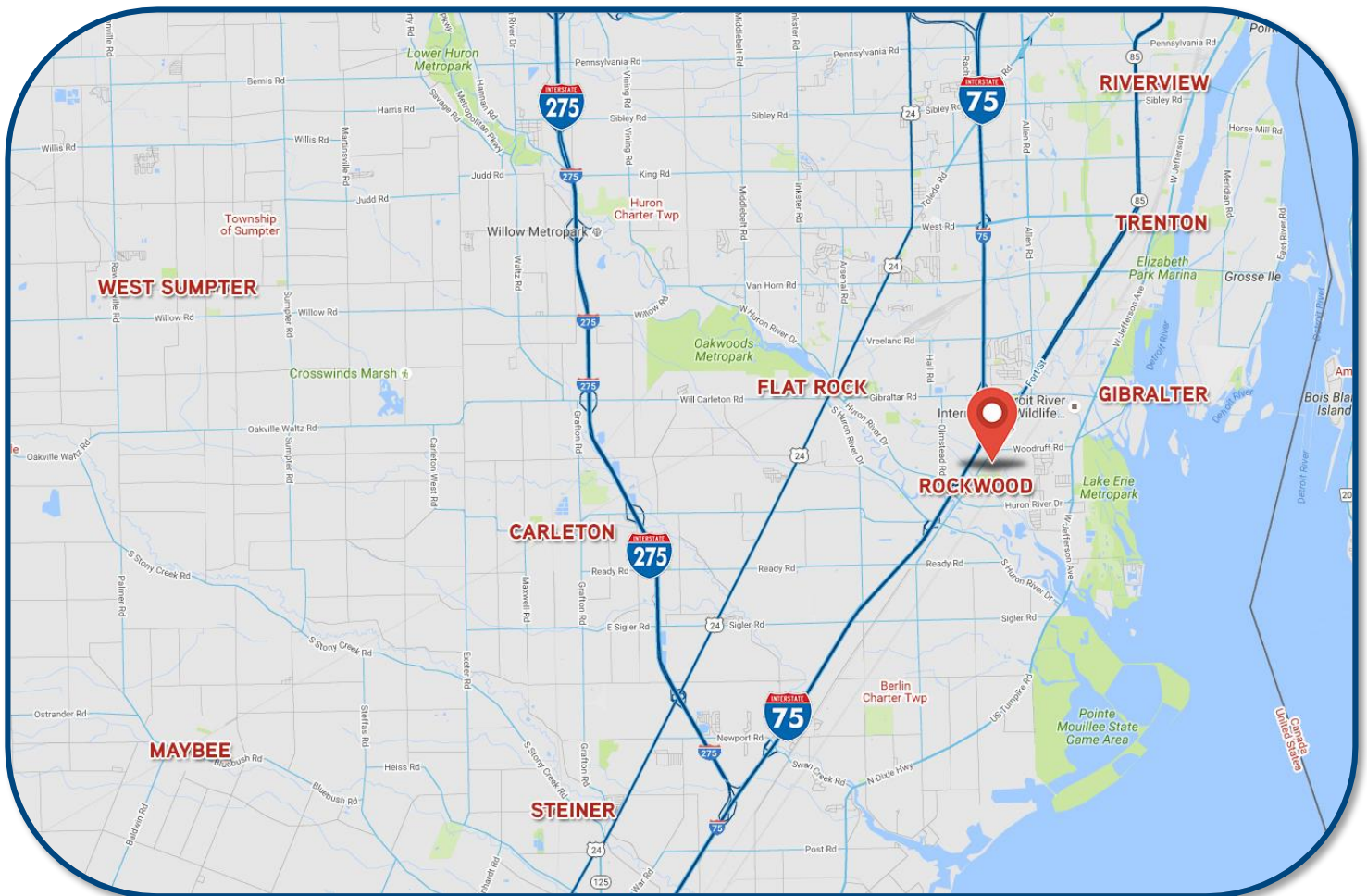
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> LOCATION MAP



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> AERIAL



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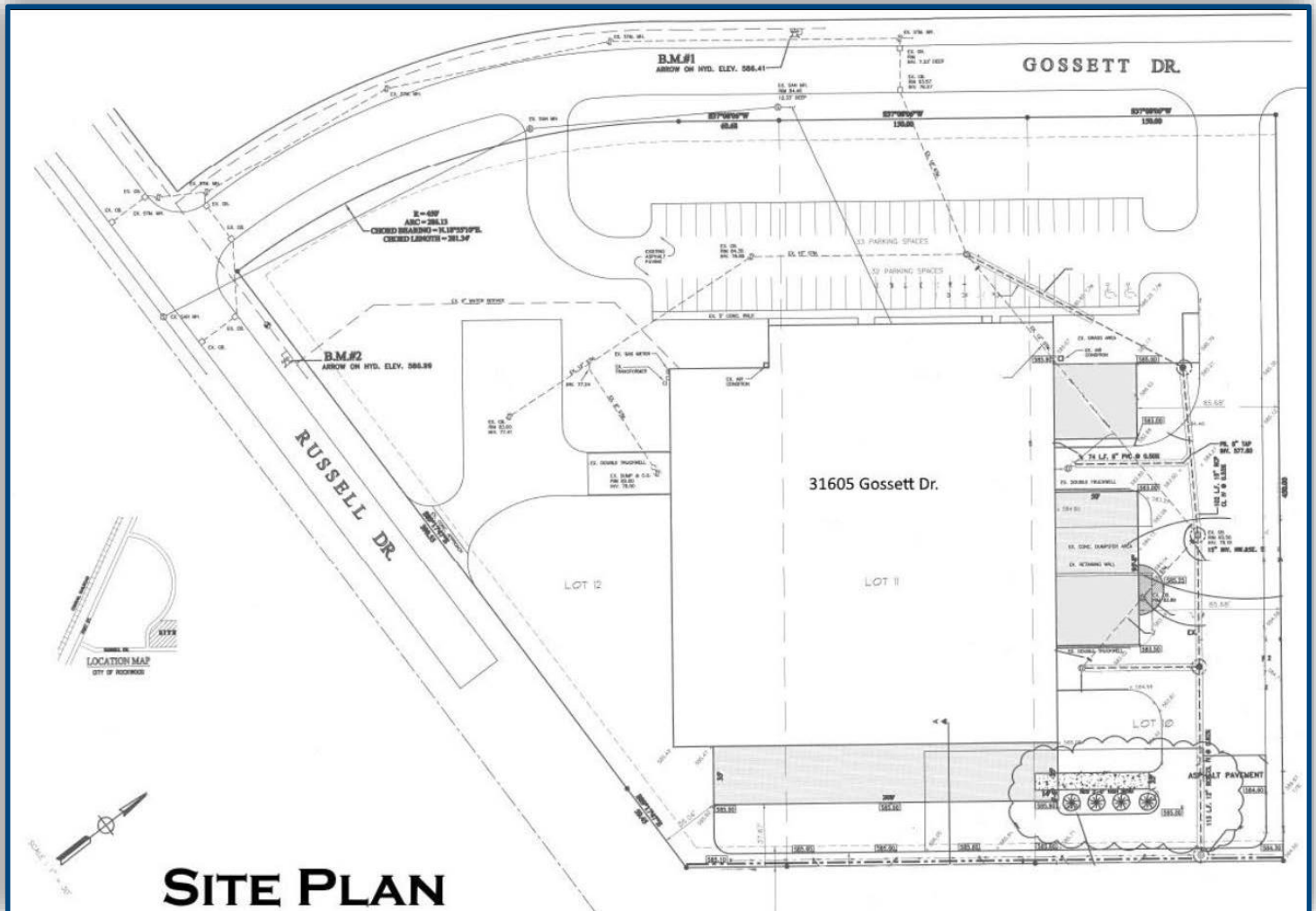
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> SITE PLAN



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31605 GOSSETT DRIVE

ROCKWOOD, MICHIGAN

> BUILDING SPECS

Gross Square Feet:	70,344
Available Square Feet:	70,344
Available Office Square Feet:	3,000
Acres:	5.20
Year Built:	1986
Construction:	Masonry & Steel
Floors:	1
Ceiling Height:	20' 2" – 22' 10"
Loading Docks:	8 Ext: Dock Levelers – Yes Dock Shelters – Yes Dock Lights – Yes
Lighting:	T-8 Florescent in the warehouse; New Led Lighting in Offices/ Breakrooms/Locker Rooms
Buss Duct:	Yes
Locker Room & Break Room:	Yes; New Flooring & Fresh Paint
Insulated:	Yes
Air Lines & Compressor:	Yes-2 Compressors with Dryers & Storage Tanks
Drive Ins:	3
Heat:	Gas Forced Air
Back-Up Generator:	Yes-Diesel
Power:	1200A/480V
Railroad:	No
Parking:	65 Spaces
Zoning:	M-I
Free-Standing:	Yes
Exhaust Fans:	Yes-Side Mounted Fans & Vents
Column Spacing:	42'
Secure Tool Crib:	Yes-40' x 50'
Fire Suppression:	Yes-Fully Sprinklered



> FINANCIALS

Sale Price:	\$3,376,512.00
Price Per Square Foot:	\$48.00
Lease Rate:	\$4.25 NNN
Taxes PSF:	\$0.81 PSF

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