

FOR SALE OR LEASE >

INDUSTRIAL BUILDING

23751 – 23801 HOOVER ROAD | WARREN, MI



GREAT MANUFACTURING FACILITY

> PROPERTY HIGHLIGHTS

- 65,521 Square Feet
- 6,350 Square Feet of Office Space
- High Bays up to 35' Clear
- 6 Cranes:
1-10 Ton; 1-12 Ton; 2-20 Ton; 2-40 Ton
- 8 Grade Level Doors
- Heavy Power
- Zoned M-2

COLLIERS INTERNATIONAL
2 Corporate Drive | Suite 300
Southfield, Michigan 48076

For More Information Call:

CHRISTIAN HILL
PHONE **248 540 1000** EXT **1628**
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colliers.com/detroit



23751 - 23801 HOOVER ROAD

WARREN, MICHIGAN

> BUILDING SPECS

Gross Square Feet:	65,521
Office Square Feet:	6,350
Warehouse Square Feet:	59,171
Acreage:	3.57
Year Built:	1951
Year Renovated:	1991
Construction:	Block/ Steel
Roof:	Rubber
Ceiling Height:	14' - 35'
Doors:	8
Docks:	None
Cranes:	6 Total
Underhook:	28'
Power:	5,000 Amp - Heavy
Heating:	Radiant
Sprinklers:	No
Buss Duct:	Yes
Railroad:	No
Parking:	71 Spaces
Crossroads:	South of I-696 between 9 Mile and 10 Mile Roads



> FINANCIALS

Sale Price:	\$1,800,000.00
Sale Price Per Square Foot:	\$27.47
Lease Rate:	\$4.25/SF NNN
Annual Property Taxes:	\$51,428.64
Property Taxes Per Square Foot:	\$0.78

> HIGHLIGHTS

- Great Tool & Die Prototyping Shop
- 6 Cranes:
1-10 Ton; 1-12 Ton; 2-20 Ton; 2-40 Ton
- High Bays up to 35' Clear

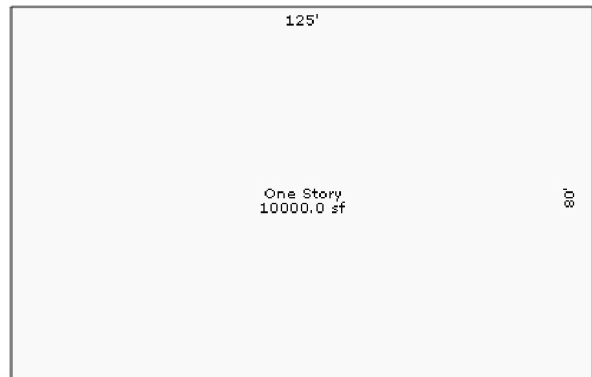
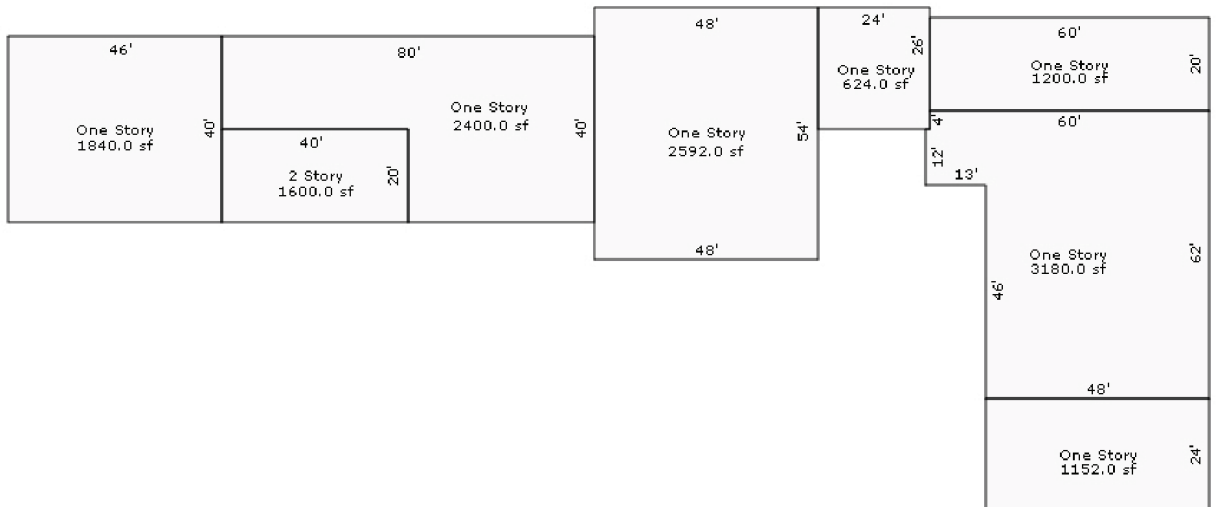
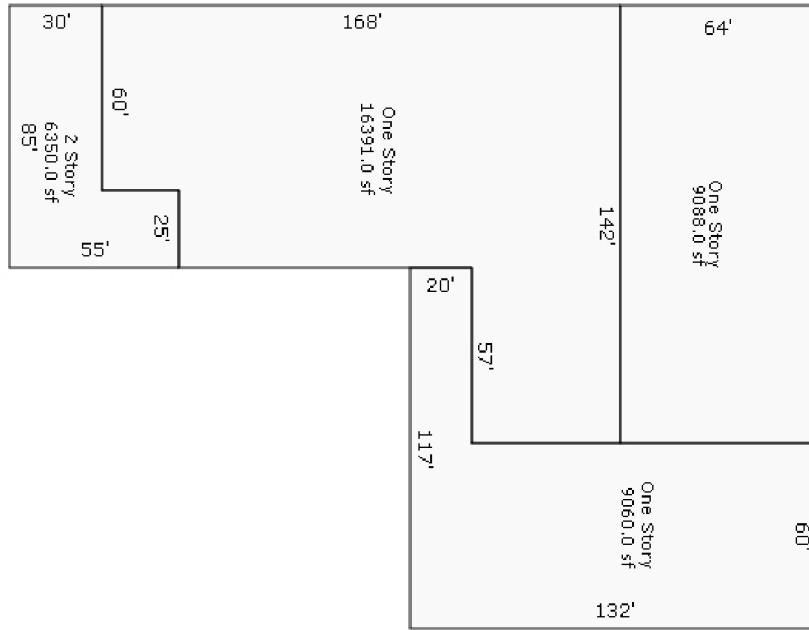
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HOOVER ROAD

STEPHENS

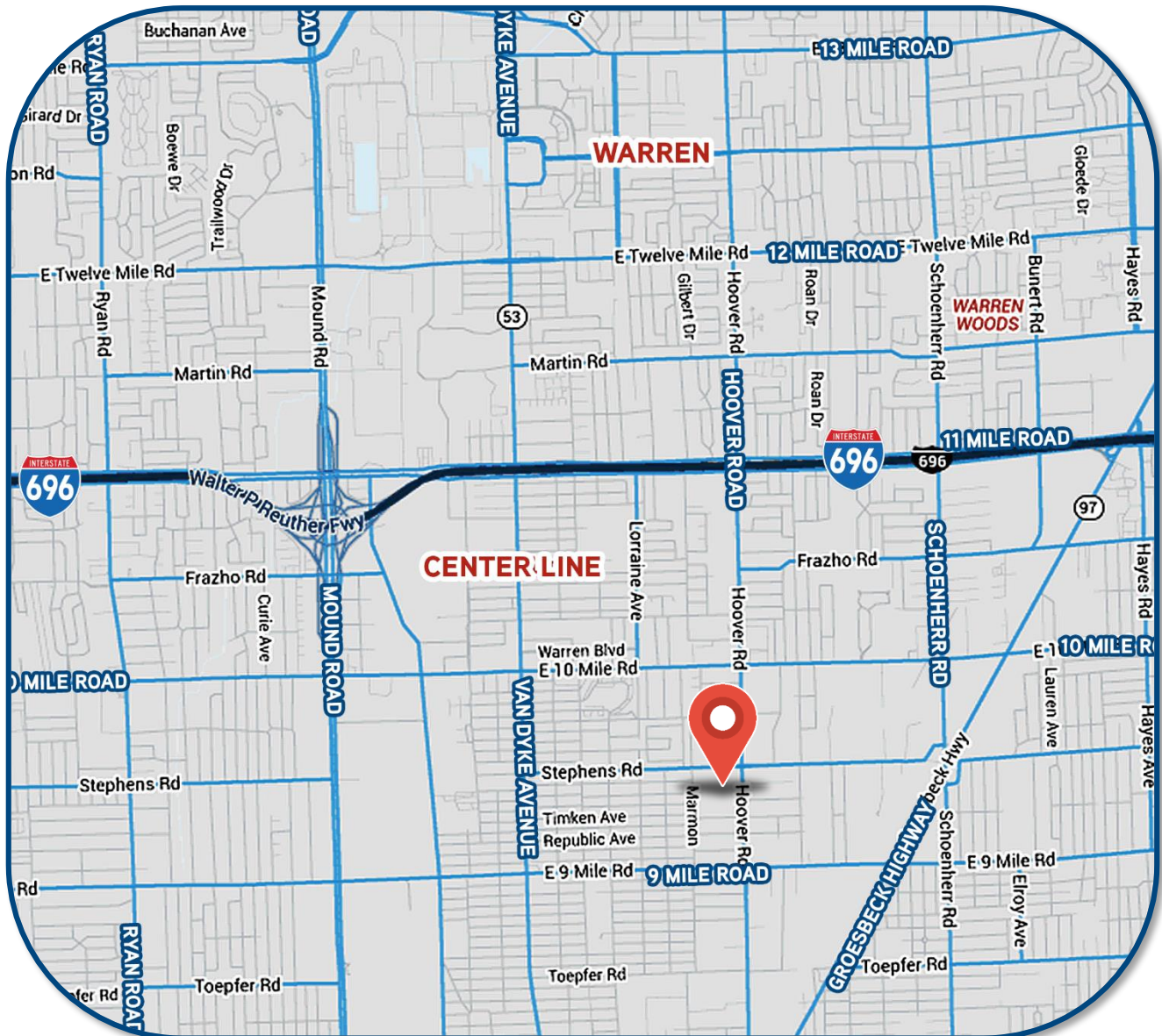
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> LOCATION MAP



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> AERIAL



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