FOR SALE OR LEASE > INDUSTRIAL

CANTRICK BUILDING SANILAC COUNTY

5160 LAKESHORE ROAD | LEXINGTON, MI

INVESTMENT OR OWNER-USER OPPORTUNITY

> PROPERTY HIGHLIGHTS

- 42,000 SF Industrial Building Available For Sale
- Up to 18,200 SF Available For Lease
  - Unit A – 3,600 SF
  - Unit B – 3,600 SF
  - Unit C – 11,000 SF
- Rental Rate of $1.85 Per SF Gross or $525,000 Purchase Price For Entire Building
- 7 – 14' Overhead Doors
- Clean Warehouse / Manufacturing Space
- Possible Owner-Financing Land Contract Available

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

For More Information Call:

JUSTIN FRANCEK
PHONE 248 540 1000 EXT 1652
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colliers.com/detroit

5160 LAKESHORE ROAD
LEXINGTON, MICHIGAN

BUILDING SPECS

Gross SF:	42,000
Office SF:	1,000
Warehouse SF:	41,000
Year Renovated:	2012
Construction:	Block
Floors:	1
Ceiling Height:	12' – 18'
Doors:	7 – 14' Overhead Doors
Docks:	None
Cranes:	None
Underhook:	N/A
Power:	400A / 3-Phase
Heating:	Tube
Sprinklers:	No
Buss Duct:	No
Railroad:	No
Zoning:	Industrial
Crossroads:	Lakeshore Road/ Lexington Boulevard

FINANCIALS

Sale Price:	$525,000.00
Sale Price PSF:	$12.50
Lease Rate PSF:	$1.85 Gross
Annual Property Taxes:	$3,875.04
Property Taxes Psf:	$0.092

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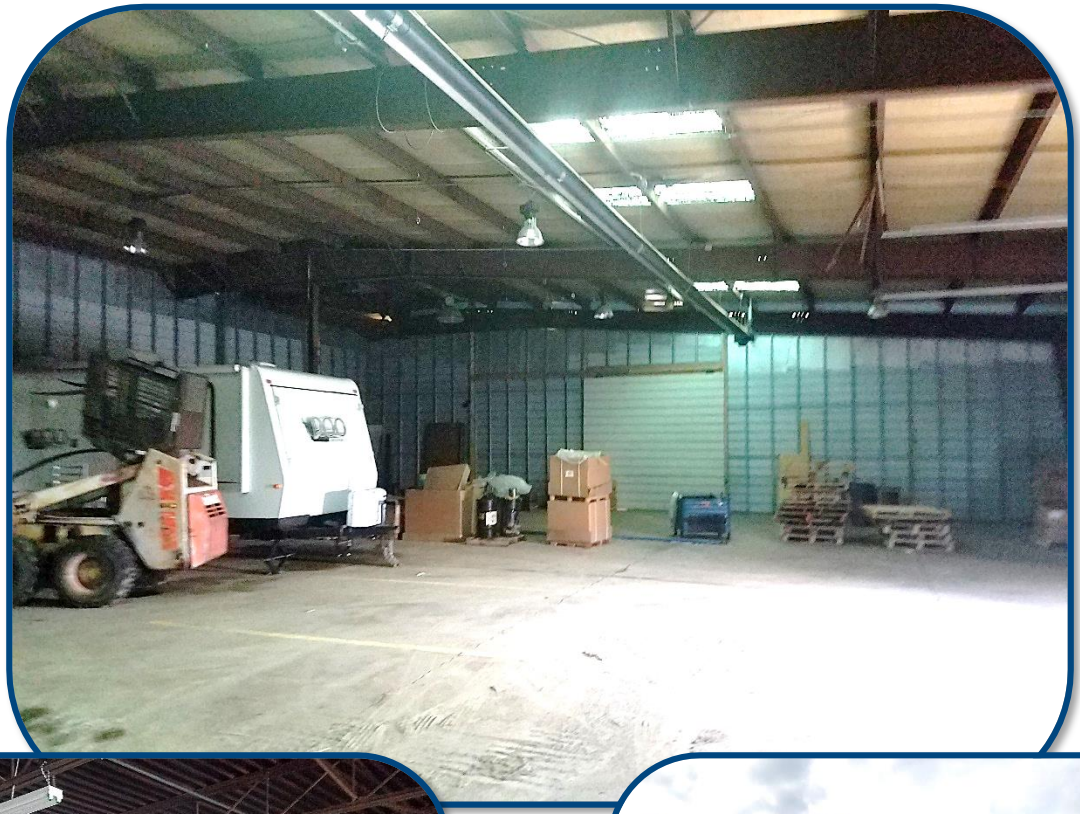
> PROPERTY PHOTOS



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> EXTERIOR PHOTOS

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5160 LAKESHORE ROAD | LEXINGTON, MI

> AERIAL MAP

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