

FOR LEASE >

# INDUSTRIAL AVAILABILITY

1717 FORT STREET | TRENTON, MICHIGAN



## CRANE FACILITY

### > PROPERTY HIGHLIGHTS

- 170,000 Square Feet Available
- 57' Ceiling Height
- 4 Cranes – 30 to 50 Ton – 47' Underhook
- 2,000 KVA / 13,200 Volts /  
2,000 Amps / 3-Phase Power
- Rail – CN / Norfolk Southern
- Zoned Heavy Industrial

#### COLLIERS INTERNATIONAL

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For More Information Call:

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# 1717 FORT STREET

## TRENTON, MICHIGAN

### > BUILDING SPECS

|                        |                                                    |
|------------------------|----------------------------------------------------|
| Gross Square Feet:     | 361,288                                            |
| Available Square Feet: | 170,000                                            |
| Acreage:               | 50                                                 |
| Year Built:            | 1965                                               |
| Percent Occupied:      | 56%                                                |
| Construction:          | Block/Steel                                        |
| Floors:                | 8" – 12"                                           |
| Roof:                  | Membrane                                           |
| Ceiling Height:        | 57'                                                |
| Doors:                 | 12                                                 |
| Docks:                 | 6                                                  |
| Bay Size:              | 80' x 100'                                         |
| Cranes:                | 4: 3 – 30 T and 1 – 50 T                           |
| Underhook:             | 47'                                                |
| Fixtures:              | New LED Lighting                                   |
| Power:                 | 2,000 KVA / 13,200 Volts /<br>2,000 Amps / 3-Phase |
| Heating:               | Gas Radiant                                        |
| Sprinklers:            | No                                                 |
| Buss Duct:             | Yes                                                |
| Railroad:              | Yes                                                |
| Parking:               | Ample                                              |
| Crossroads:            | King Road / Fort Street                            |



### > FINANCIALS

Lease Rate: \$5.25/SF/NNN

Annual Property Taxes  
Per Square Foot: \$0.32

### > HIGHLIGHTS

- 4 Cranes: 3 – 30 Ton; 1 – 50 Ton  
47' Underhook
- Rail – CN/Norfolk Southern
- New LED Lighting
- Renovated Restrooms

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## > INTERIOR PHOTOS



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## > EXTERIOR PHOTOS



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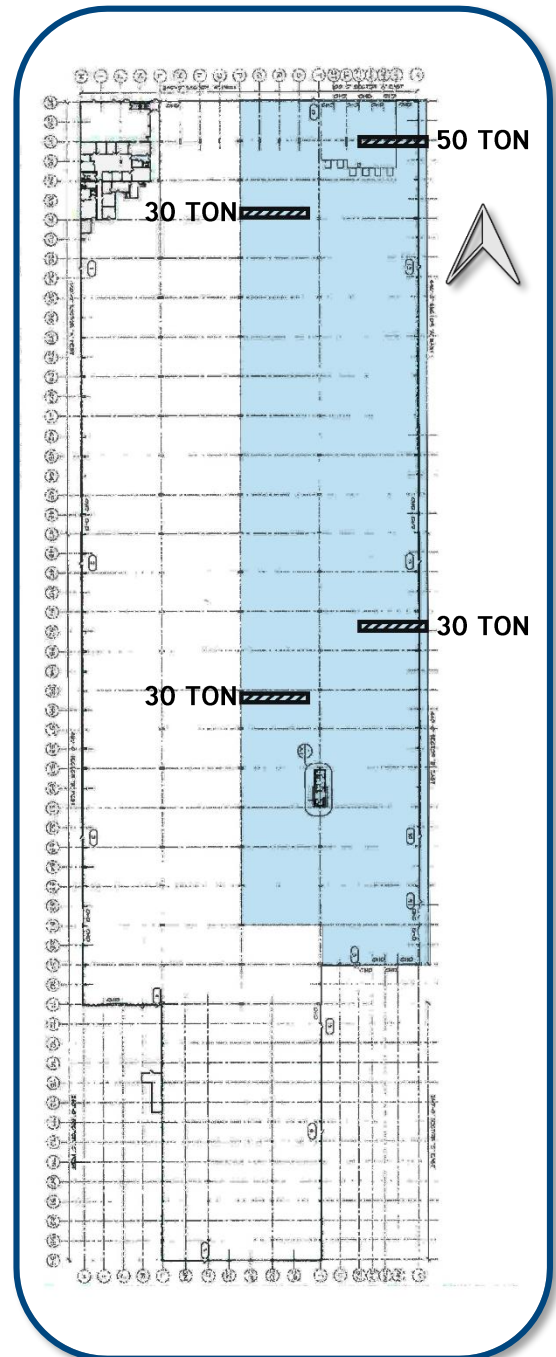
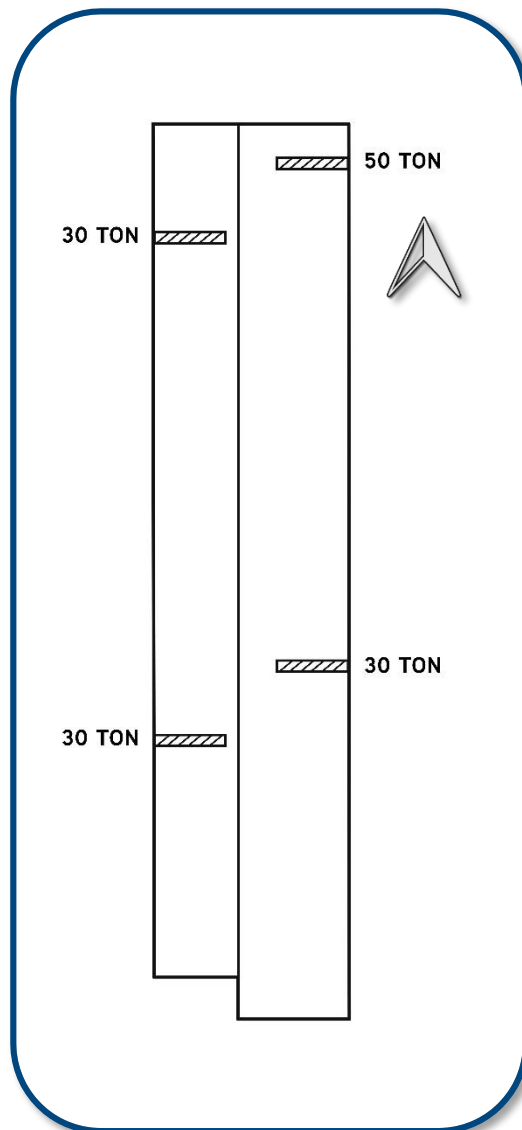
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## > CRANE DIAGRAM



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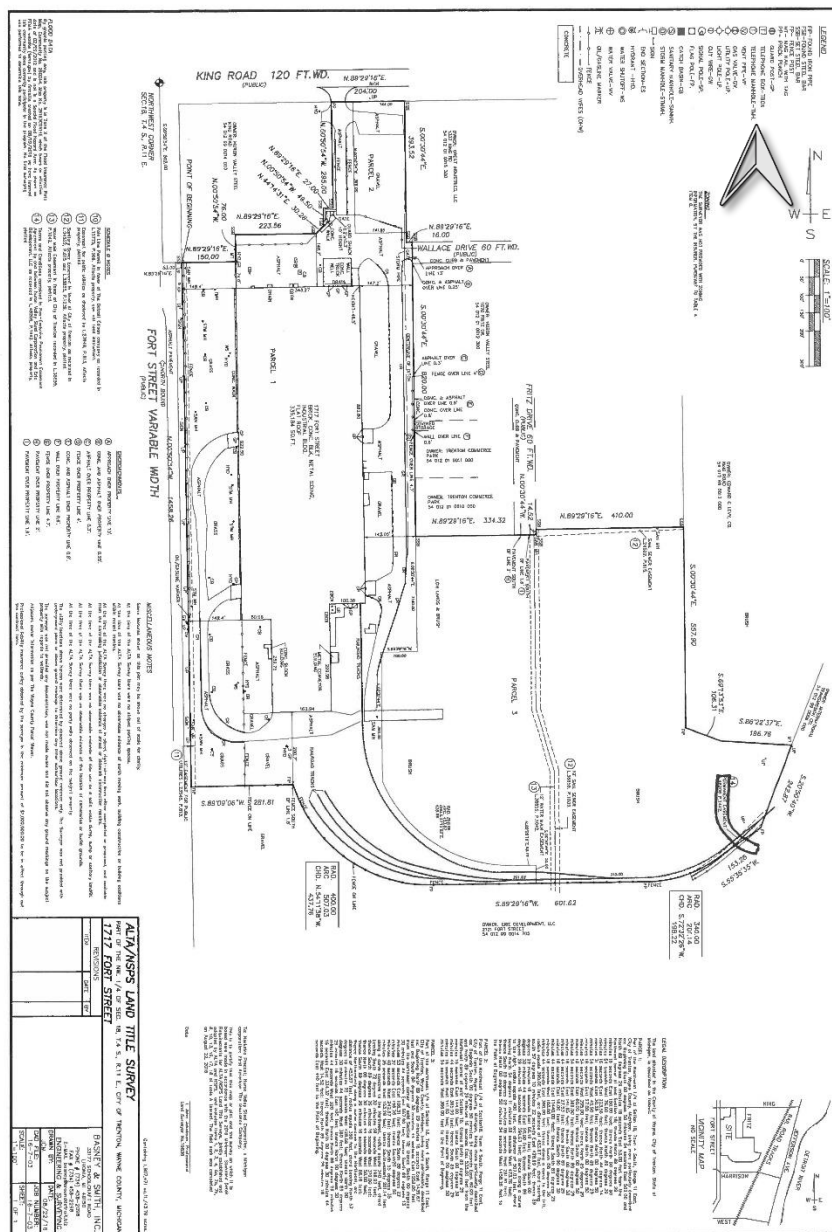


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## INDUSTRIAL AVAILABILITY



## > SURVEY



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## > AERIAL



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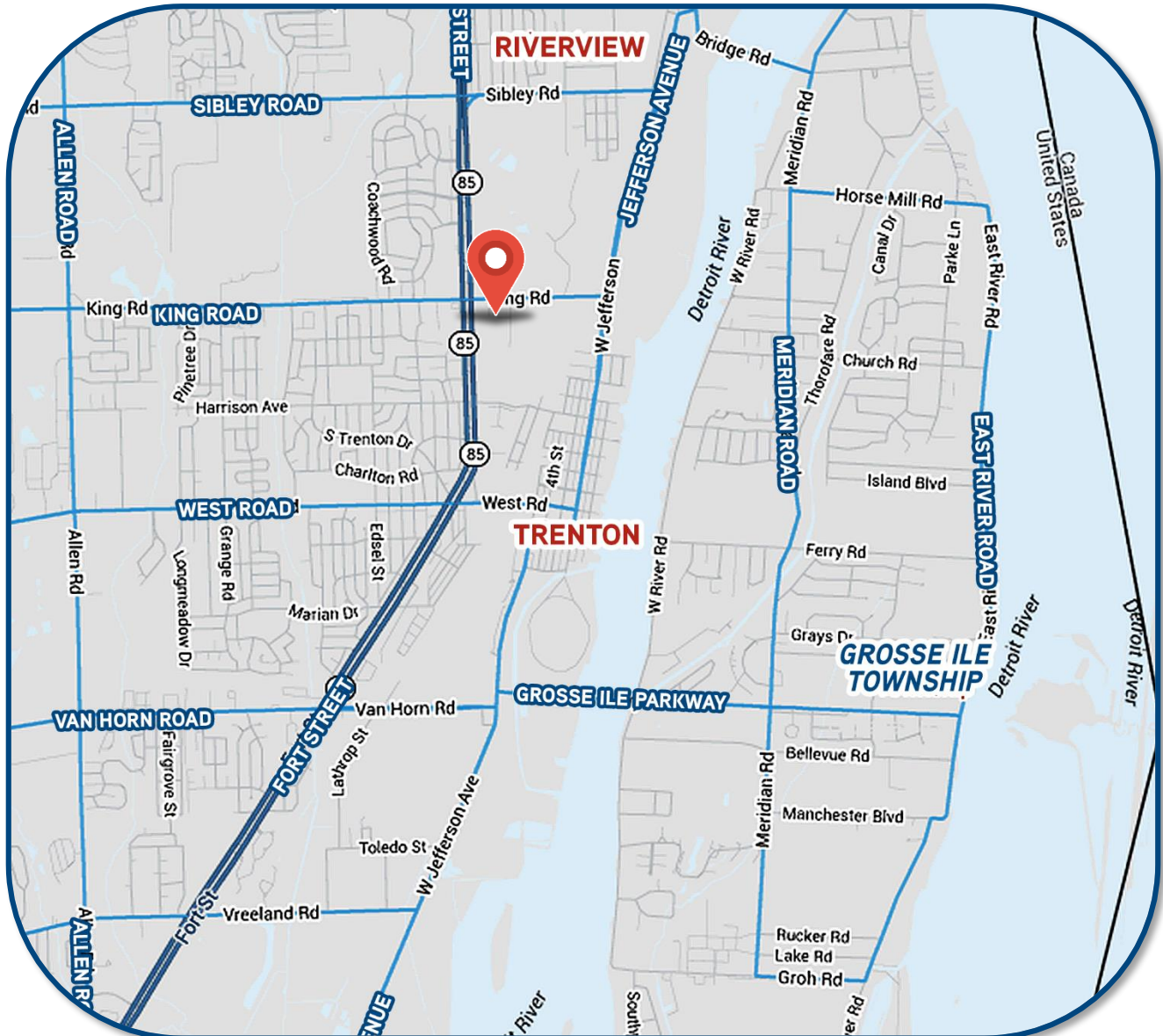
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## > LOCATION MAP



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