FOR SUBLEASE > INDUSTRIAL AVAILABILITY

17085 MASONIC BOULEVARD | FRASER, MICHIGAN



SUBLEASE THROUGH MARCH 31, 2025 155,738 Square Foot Manufacturing Facility

PROPERTY HIGHLIGHTS

- > (13) Exterior Truck Docks Dock Locks in Place
- > 12,000A / 440/480V Power Buss Duct
- > 100% Sprinklered Part ESFR / Part High Density
- > Possible Rail Access
- > (3) Miles From I-696

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> FINANCIALS

LEASE RATE:	\$6.25/SF NNN
ANNUAL PROPERTY TAXES:	\$115,422.17 (2016)
PROPERTY TAXES PER SQ. FOOT:	\$0.70



FOR SUBLEASE > BUILDING SPECIFICATIONS

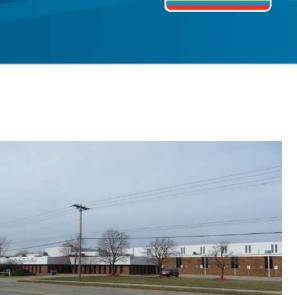
17085 MASONIC BOULEVARD | FRASER, MICHIGAN

> 155,738 ft²

> Approx. 9,486 ft²

GROSS AREA:

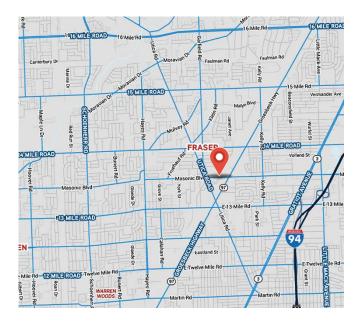
OFFICE AREA:



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INTERNATIONA

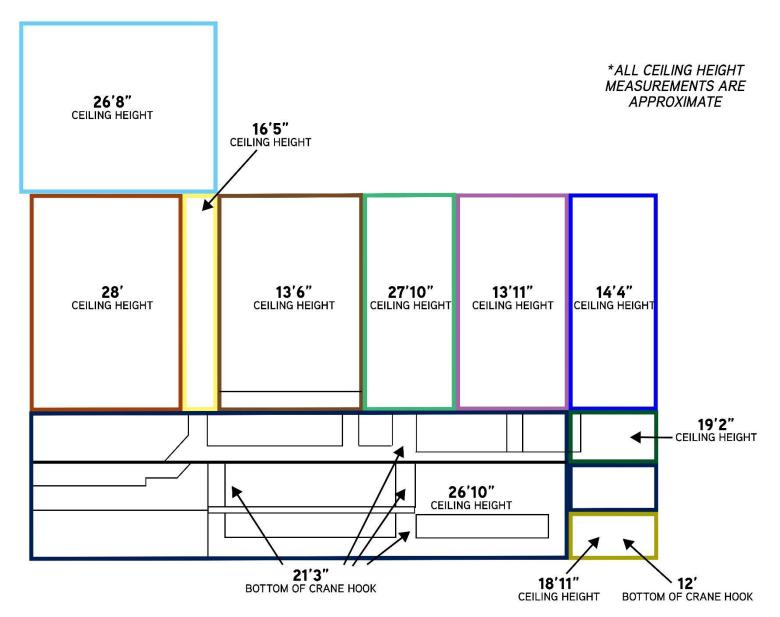
WAREHOUSE AREA:	> Approx. 146,252 ft ²
ACRES:	> 19.75
YEAR BUILT:	> 1976
ZONING:	> I-C
CEILING HEIGHT:	> Varies
DOORS:	 (5) 12' x 14' Grade Level (1) 12' x 12' Grade Level
DOCKS:	> (13) Exterior – Locks in Place
BAY SIZE:	> 40'
CRANES:	> (2) 10-Ton > (2) 33-Ton
UNDERHOOK:	> 20'
FIXTURES:	> T-5
POWER:	> 12,000A / 440 / 480V
HEATING:	> Unit/Blower
AIR CONDITIONING:	> Office
SPRINKLERS:	100% Part ESFR / Part High Density
BUSS DUCT:	> Yes
RAILROAD:	> Possible Rail Access
PARKING:	> 350± Spaces



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FOR SUBLEASE > FLOOR PLAN CEILING HEIGHTS

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NOTE: ALL CEILING HEIGHTS WERE MEASURED FROM BOTTOM OF TRUSSES

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FOR SUBLEASE > PROPERTY PHOTOS

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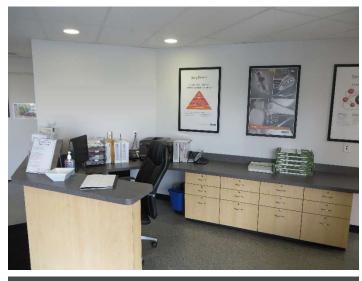
> LOADING DOCK



> LOADING DOCK



> TRUCK PARKING



> OFFICE

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FOR SUBLEASE > PROPERTY PHOTOS

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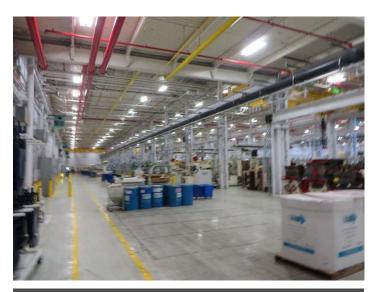


> BOARDROOM

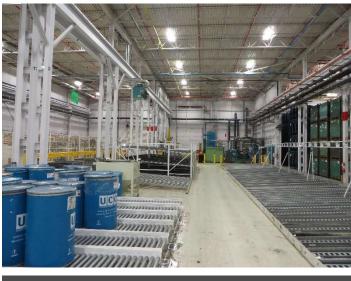


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> OFFICE



> WAREHOUSE

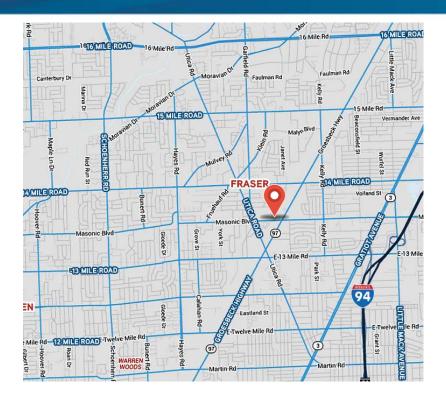


> WAREHOUSE

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