

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

### > FINANCIALS

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

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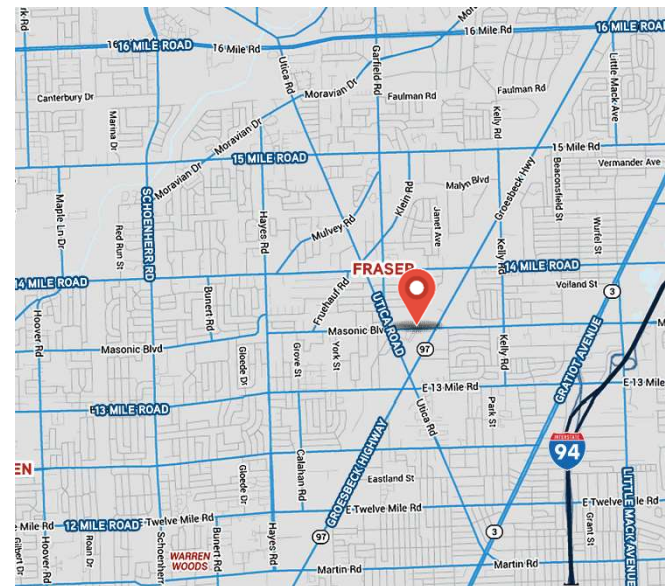
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# BUILDING SPECIFICATIONS

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GROSS AREA:	➤ 155,738 ft <sup>2</sup>
OFFICE AREA:	➤ Approx. 9,486 ft <sup>2</sup>
WAREHOUSE AREA:	➤ Approx. 146,252 ft <sup>2</sup>
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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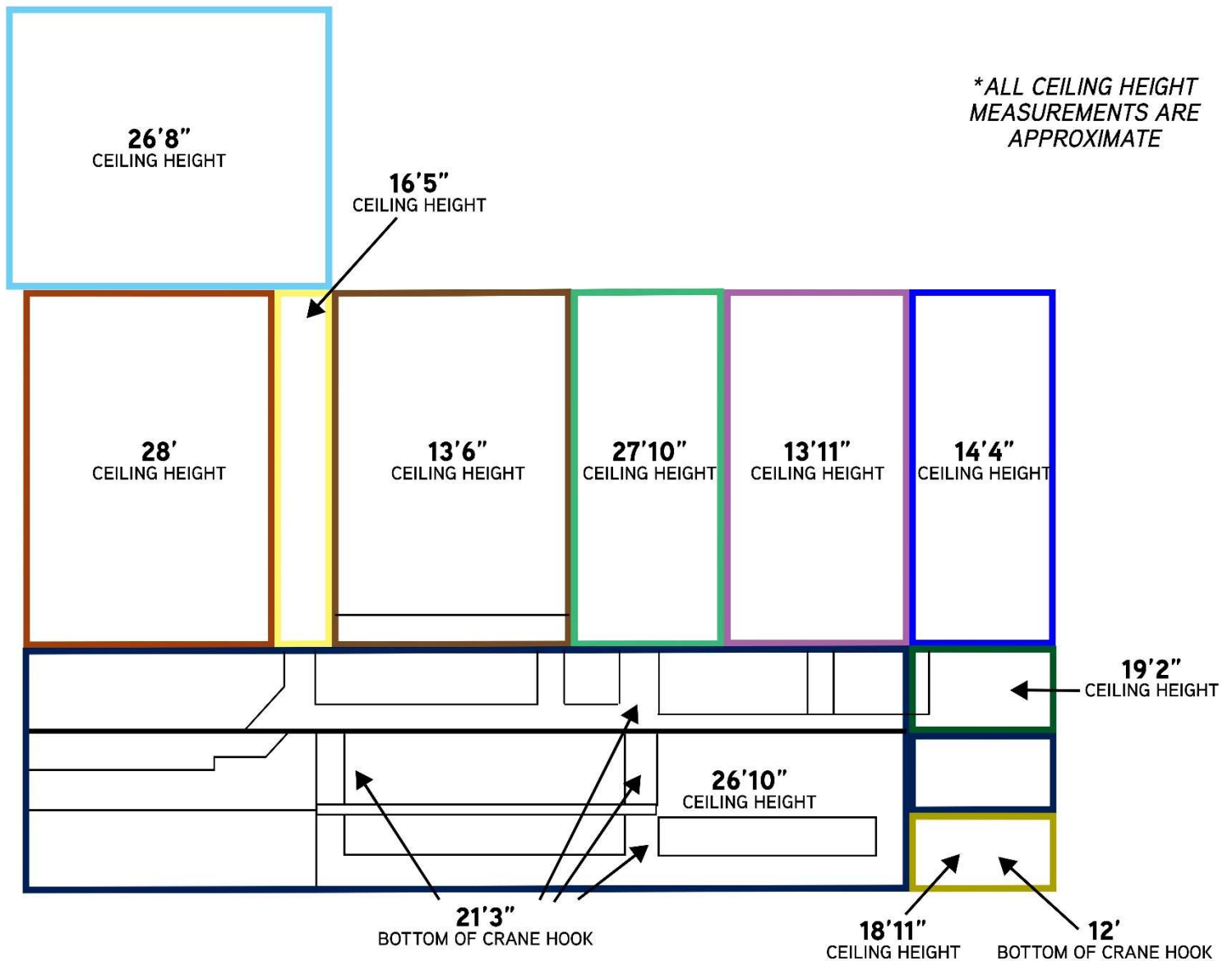
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# FLOOR PLAN CEILING HEIGHTS

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**NOTE: ALL CEILING HEIGHTS WERE MEASURED FROM BOTTOM OF TRUSSES**

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# PROPERTY PHOTOS

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> LOADING DOCK



> LOADING DOCK



> TRUCK PARKING



> OFFICE

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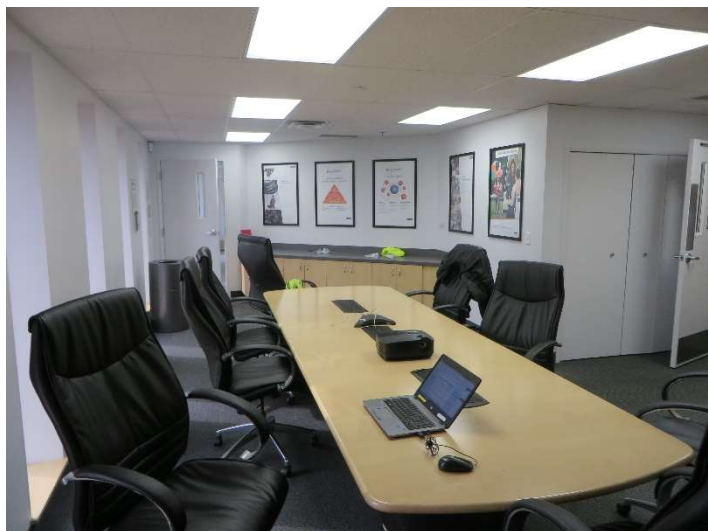
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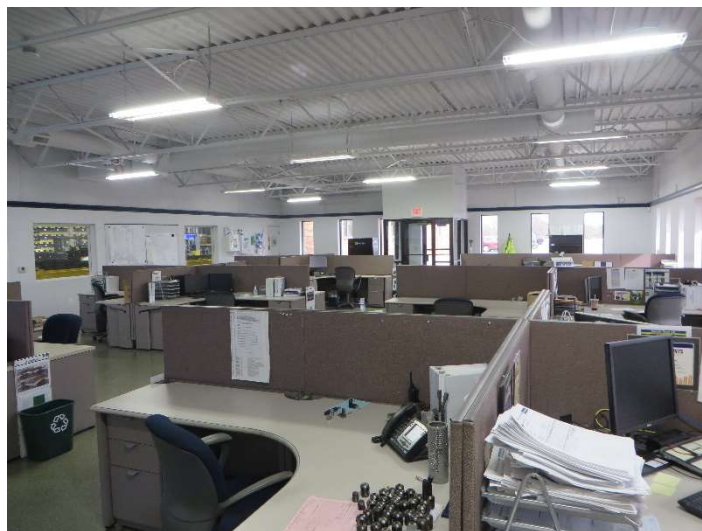
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# PROPERTY PHOTOS

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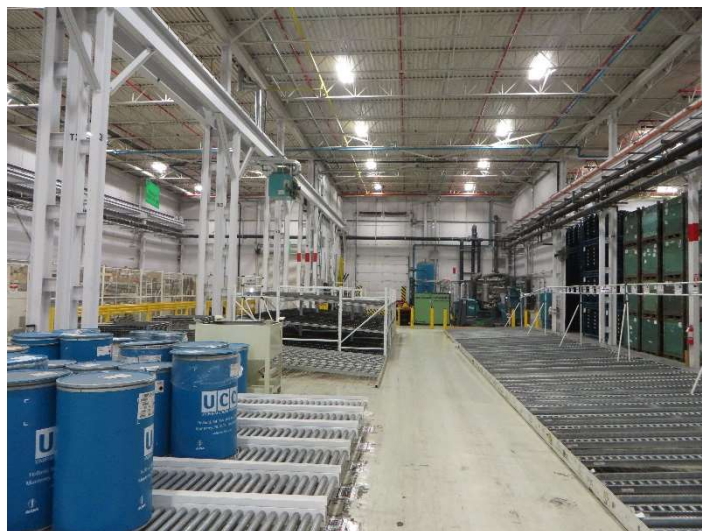
> BOARDROOM



> OFFICE



> WAREHOUSE



> WAREHOUSE

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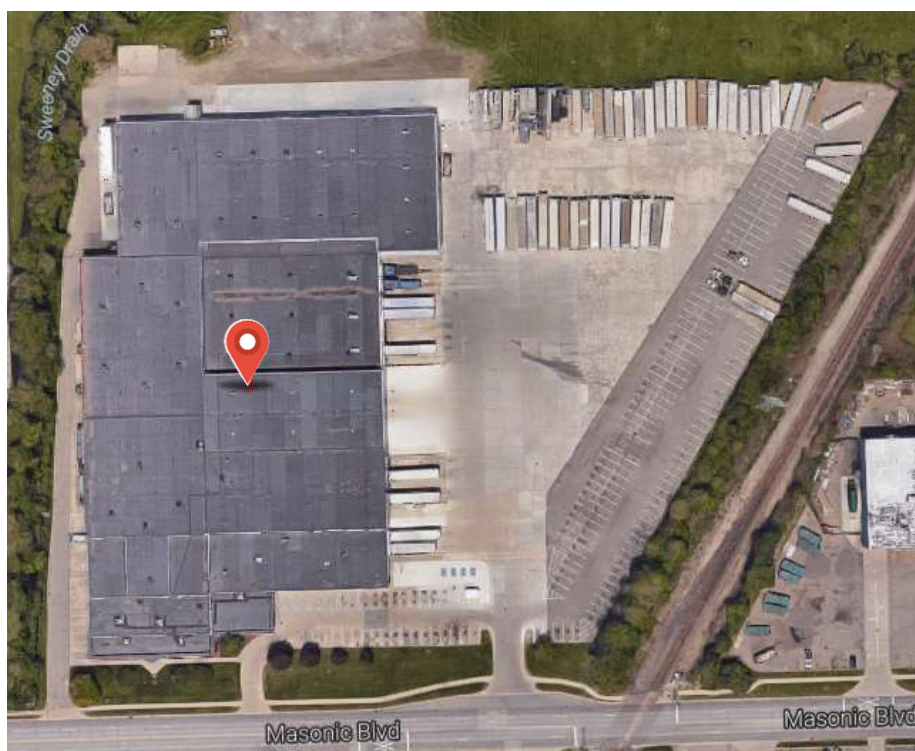
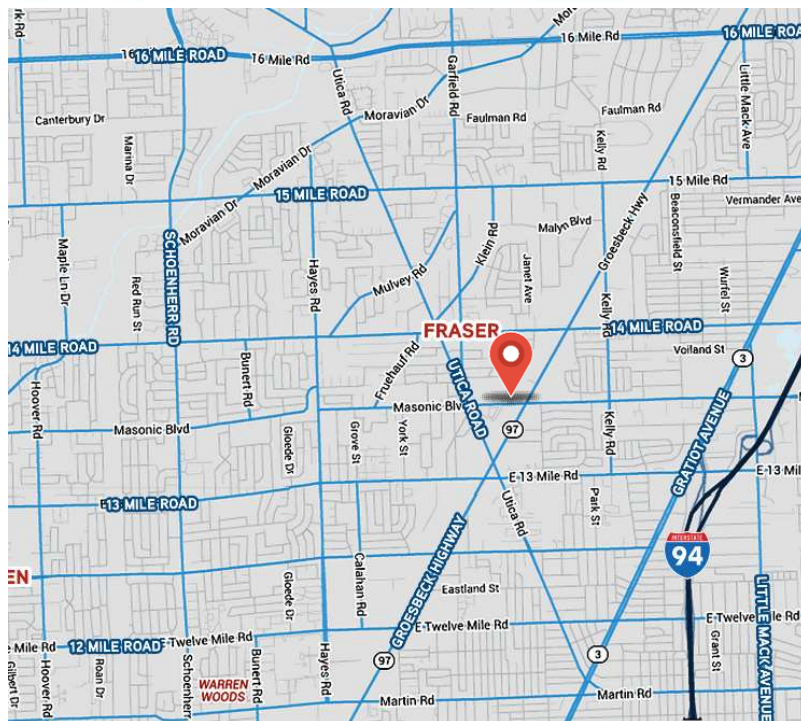
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# LOCATION AERIAL & MAP

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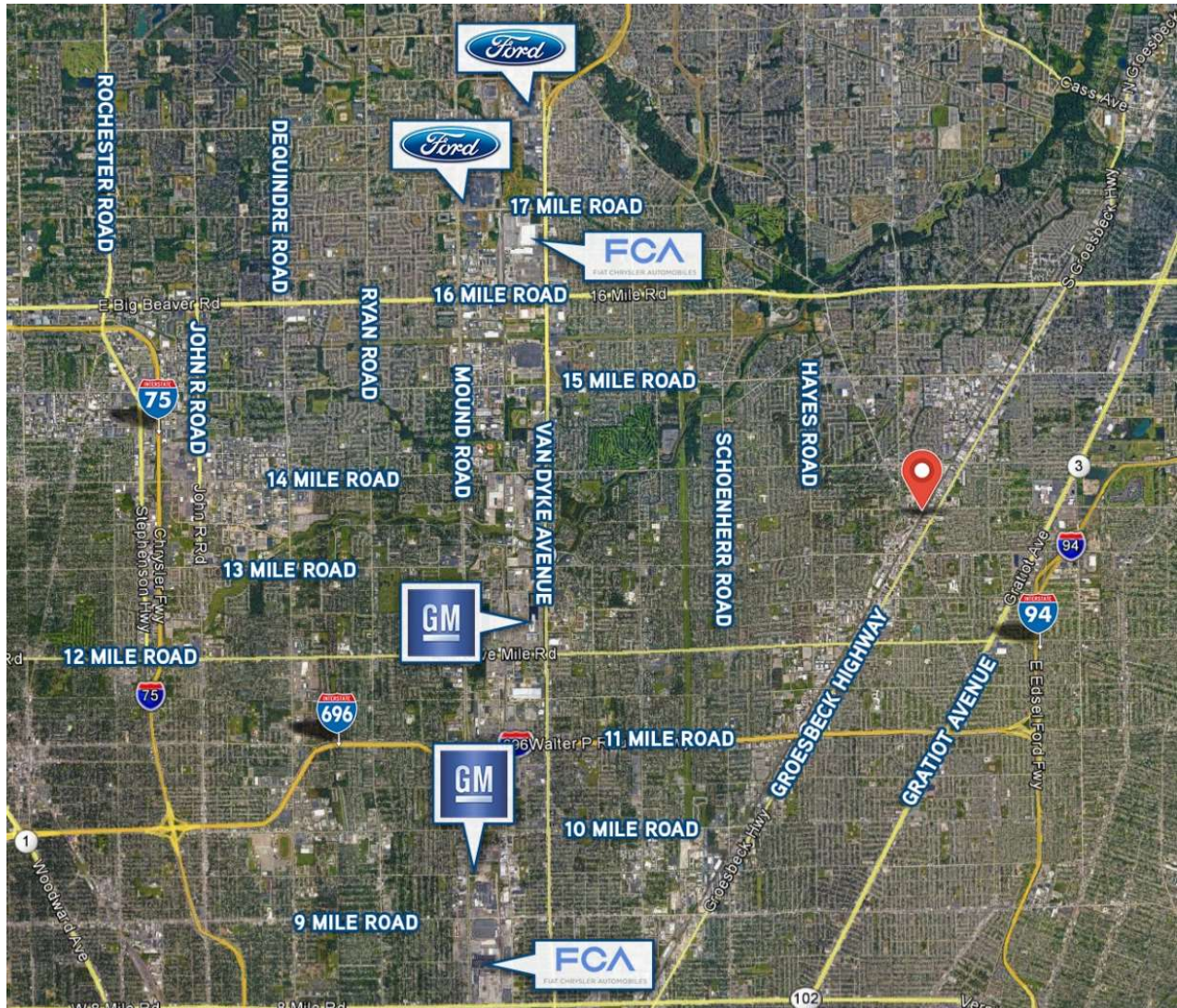
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# LOCATION OEM MAP

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## > CONTACT US

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