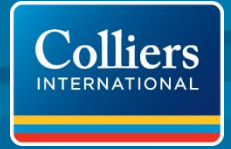


FOR SUBLEASE >

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:	\$122,256.34 (2017-2018)
PROPERTY TAXES PER SQ. FOOT:	\$0.79

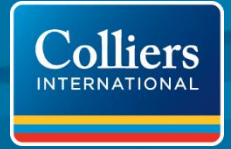
MICHAEL J. BENNETT, SIOR, CCIM
Senior Vice President
+ 1 248 540 1000 EXT 1808
michael.bennett@colliers.com

SANJIV CHADHA, MCR
Senior Vice President
+ 1 416 620 2875
sanjiv.chadha@colliers.com

COLLIERS INTERNATIONAL
2 Corporate Drive | Suite 300
Southfield, Michigan 48076
www.colliers.com/detroit

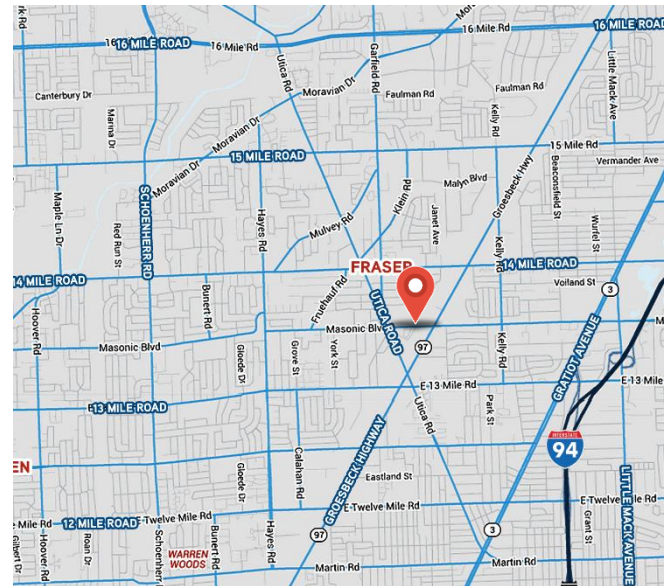
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BUILDING SPECIFICATIONS



17085 MASONIC BOULEVARD | FRASER, MICHIGAN

GROSS AREA:	➤ 155,738 ft ²
OFFICE AREA:	➤ Approx. 9,486 ft ²
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



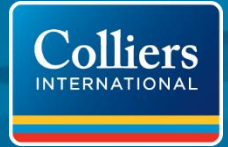
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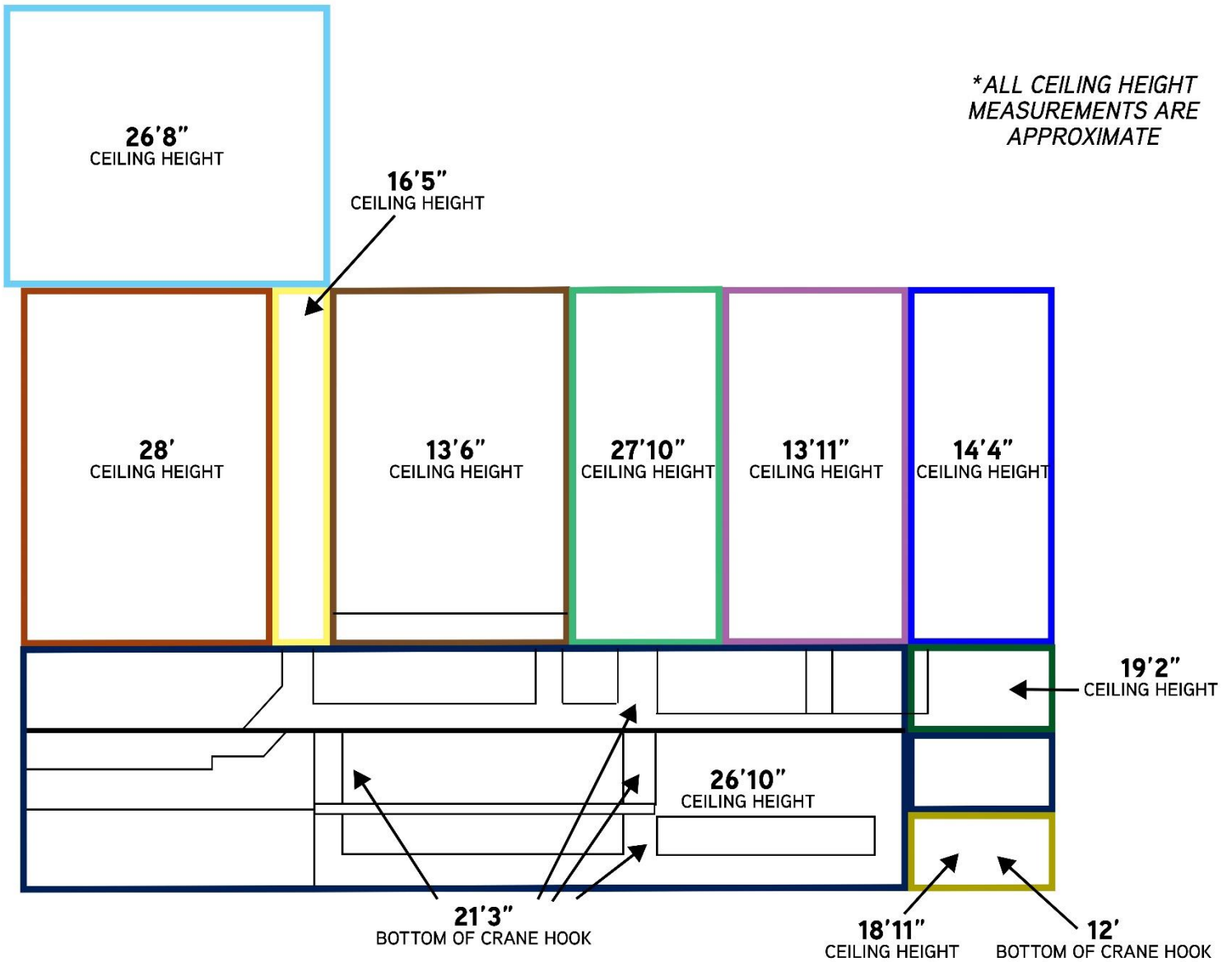
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Southfield, Michigan 48076
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FLOOR PLAN CEILING HEIGHTS



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NOTE: ALL CEILING HEIGHTS WERE MEASURED FROM BOTTOM OF TRUSSES

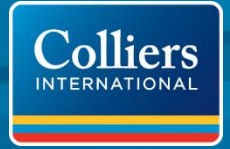
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PROPERTY PHOTOS



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> LOADING DOCK



> LOADING DOCK



> TRUCK PARKING



> OFFICE

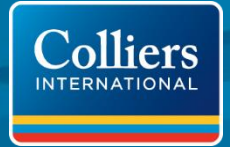
MICHAEL J. BENNETT, SIOR, CCIM
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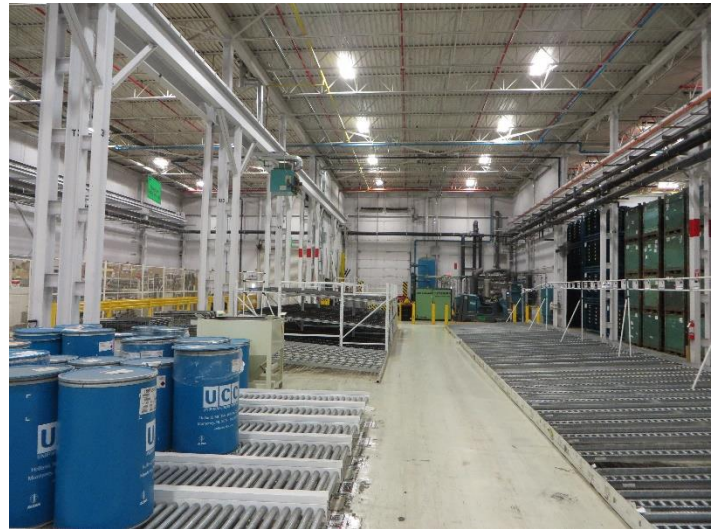
> BOARDROOM



> OFFICE



> WAREHOUSE



> WAREHOUSE

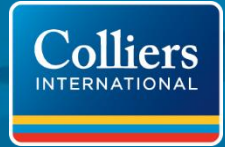
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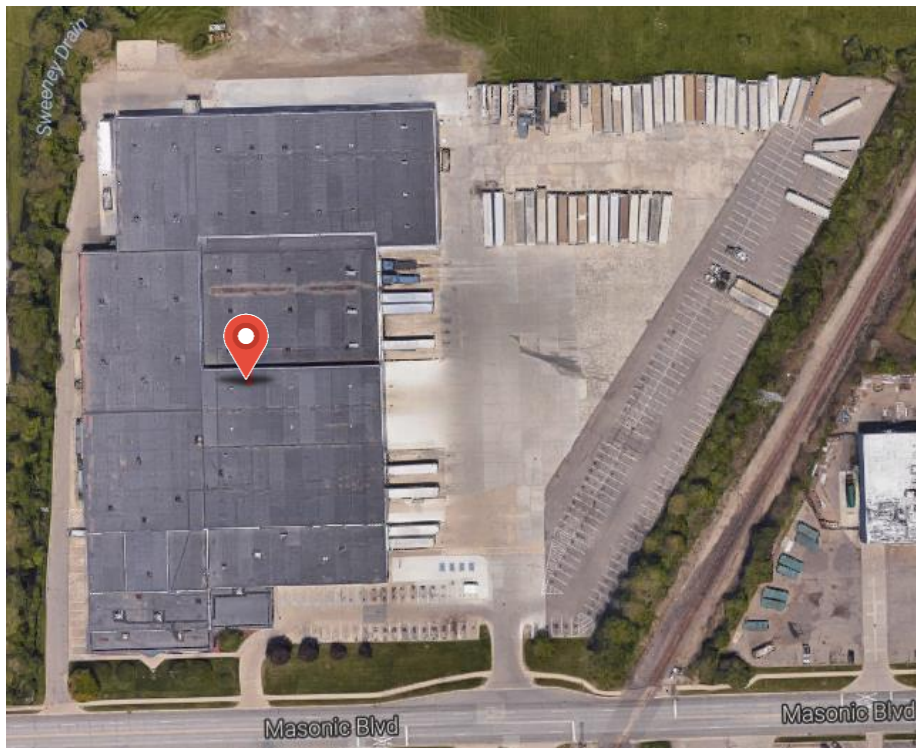
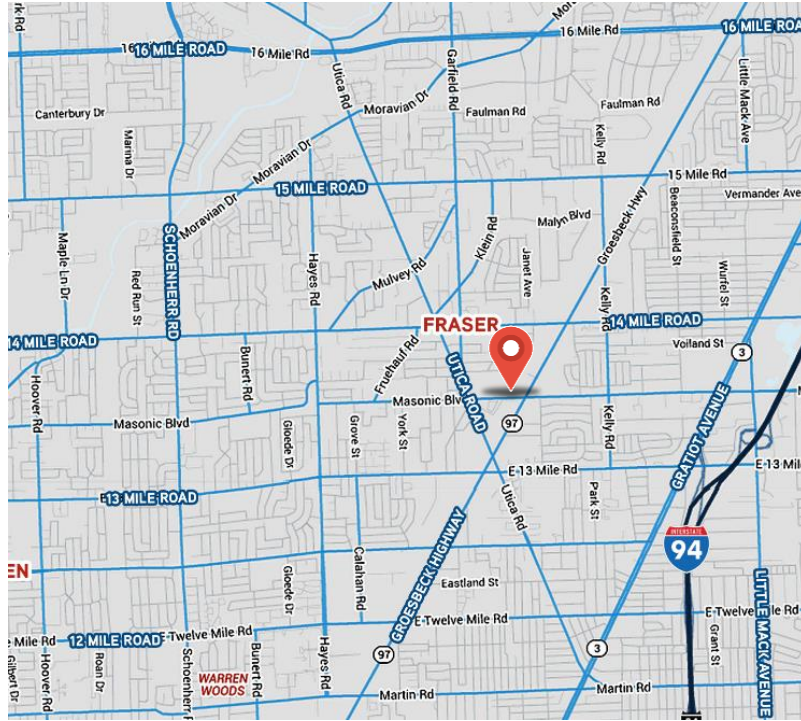
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2 Corporate Drive | Suite 300
Southfield, Michigan 48076
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LOCATION AERIAL & MAP



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MICHAEL J. BENNETT, SIOR, CCIM
Senior Vice President
+ 1 248 540 1000 EXT 1808
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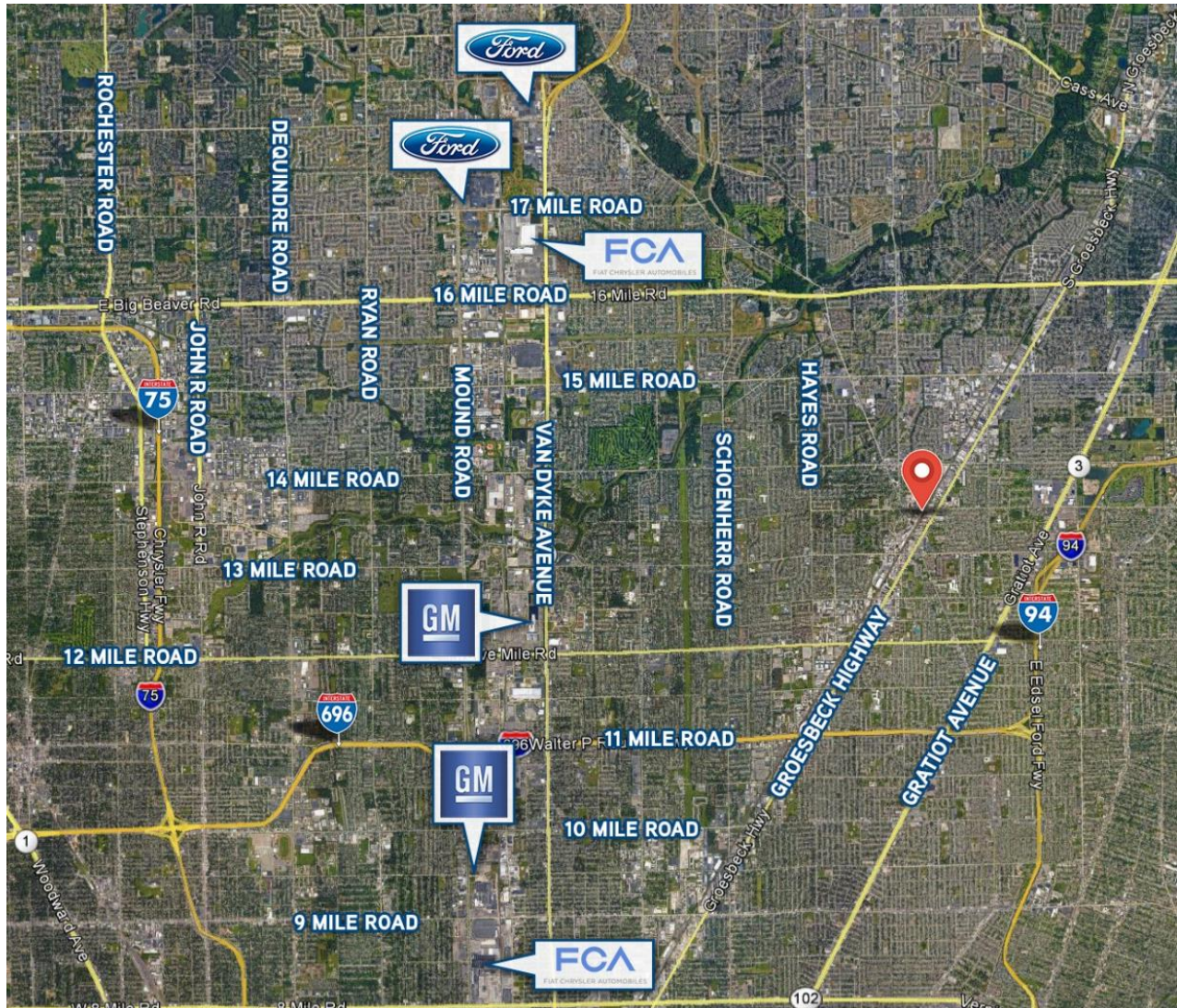
SANJIV CHADHA, MCR
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2 Corporate Drive | Suite 300
Southfield, Michigan 48076
www.colliers.com/detroit

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LOCATION OEM MAP

17085 MASONIC BOULEVARD | FRASER, MICHIGAN



> CONTACT US

MICHAEL J. BENNETT, SIOR, CCIM

Senior Vice President

Real Estate Broker

+1 248 540 1000 EXT 1808

Michael.Bennett@colliers.com

SANJIV CHADHA, MCR

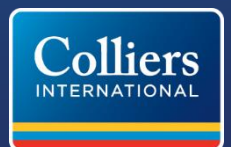
Senior Vice President

Real Estate Broker

+1 416 620 2875

Sanjiv.Chadha@colliers.com

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