

FOR SALE OR LEASE >

INDUSTRIAL AVAILABILITY

1302 ANDERSON ROAD | CLAWSON, MICHIGAN



FULLY AIR CONDITIONED

> PROPERTY HIGHLIGHTS

- Well Maintained Printing Facility
- 13,214 Square Feet
- 4,247 Square Feet of Office Space
- 14' Ceiling Height
- (1) 12' x 14' Door
- (30) Car Parking

COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300
Southfield, Michigan 48076

For More Information Call:

JOHN K. LOMINACK, SIOR

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EMAIL john.lominack@colliers.com

colliers.com/detroit



1302 ANDERSON ROAD

CLAWSON, MICHIGAN

> BUILDING SPECS

Gross Square Feet:	13,214
Office Square Feet:	4,247
Warehouse Square Feet:	8,967
Acreage:	0.826
Year Built:	1988
Construction:	Block
Floors:	6" Reinforced
Roof:	Composite
Ceiling Height:	14'
Doors:	(1) 12' x 14'
Docks:	None
Cranes:	None
Underhook:	N/A
Power:	600A / 240V / 3-Phase
Heating:	Fully Air Conditioned
Sprinklers:	No
Buss Duct:	No
Railroad:	No
Parking:	30 Cars
Crossroads:	Crooks Road / Maple Road
Zoning:	Light Industrial



> FINANCIALS

Sale Price:	\$1,044,000.00
Sale Price Per Square Foot:	\$79.00
Lease Rate:	\$6.75/SF NNN
Annual Property Taxes (2016):	\$16,300.00
Property Taxes Per Square Foot:	\$1.23

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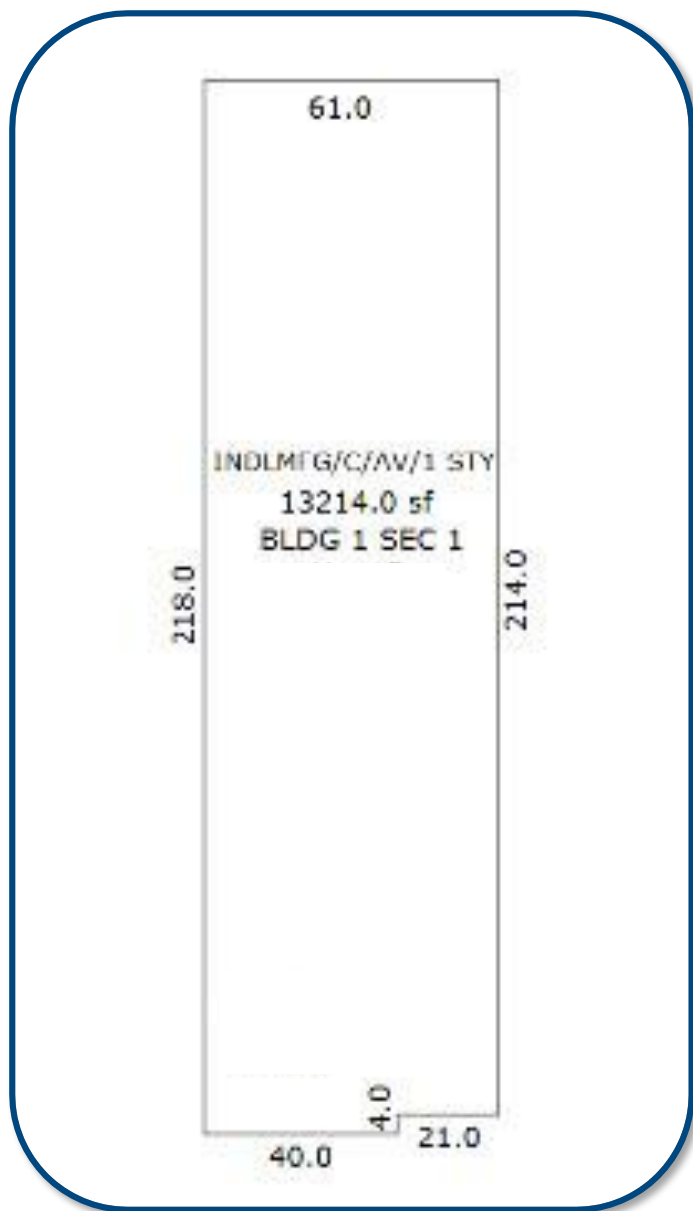
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> ASSESSOR'S SKETCH AND FLOOR PLAN



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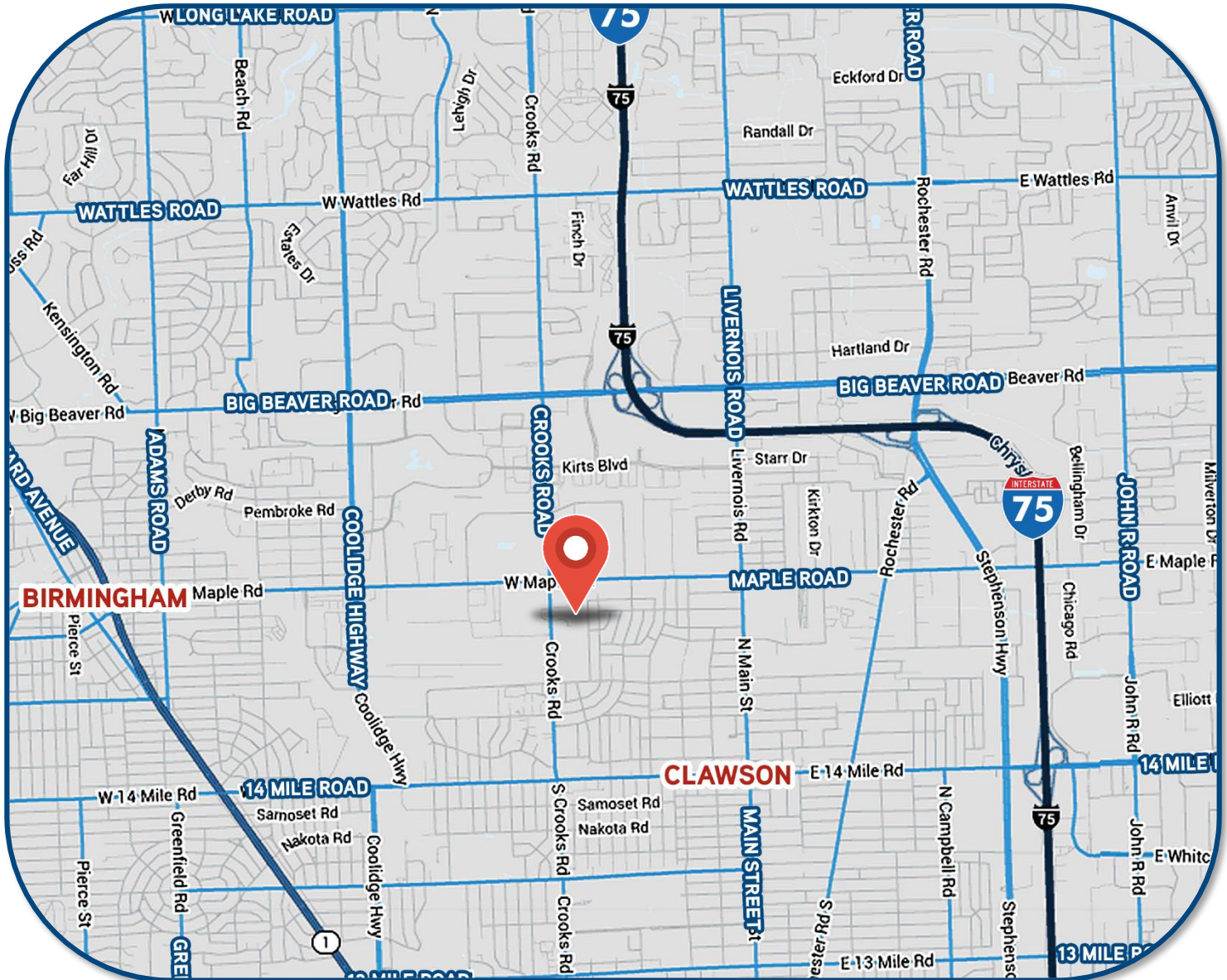
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1302 ANDERSON ROAD | CLAWSON, MICHIGAN



> LOCATION MAP



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> LOCATION AERIAL



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