



## Industrial For Lease

### Property Name:

**Location:** 33900 W. Nine Mile Road

**City, State:** Farmington/F. Hills, MI

**Cross Streets:** W. of Farmington Road

**County:** Oakland

**Zoning:** I-2 Industrial

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 25,908  
**Available Sq. Ft.:** 25,908

**Building Type:** Built  
**Available Shop Sq. Ft.:** 20,162  
**Available Office Sq. Ft.:** 5,746

**Mezzanine:** N/A  
**Office Dim:** N/A  
**Shop Dim:** N/A

### PROPERTY INFORMATION

**Clear Height:** 22'  
**Grade Level Door(s):** 3: 12 x 14  
**Truckwells or Docks:** 2  
**Exterior Construction:** Brick  
**Structural System:** N/A  
**Air-Conditioning:** N/A  
**Heating:** Radiant  
**Availability:** Immediately  
**Power (Amps/Volts):** 1200 Amps, 220-440 Volts, 3-Phase Heavy, Buss Duct

**Freestanding:** Yes  
**Rail:** No  
**Security:** No  
**Interior:** No  
**Lighting:** N/A  
**Bay Sizes:** N/A  
**Restrooms:** Yes  
**Cranes:** Yes, (1) 5-Ton, (2) 10-Ton  
**Parking:** 65, Surface

**Year Built:** 1963  
**Sprinklers:** Yes  
**Signage:** Yes  
**Exterior:** Yes  
**Roof:** N/A  
**Floors:** N/A  
**Floor Drains:** No  
**Acreage:** 2.830  
**Land Dimensions:** N/A

### PRICING INFORMATION

**Lease Rate:** \$6.05  
**Lease Type:** NNN  
**Lease Term:** N/A  
**Imprv Allow:** N/A

**Mthly Rate:** N/A  
**Taxes:** \$23,314 (2019/20)  
**Parcel #:** 23-28-451-003  
**Options:** N/A

**TD:** N/A  
**Deposit:** N/A  
**Assessor #:** N/A

**Tenant Responsibility:** N/A

### COMMENTS

Freestanding crane building with easy access to M-5/I-696/I-275. Building features (5) & (10) ton cranes, two docks, three grade level doors, heavy power, and reinforced concrete shop floors. Office space can be adjusted to suit.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Christopher M. D'Angelo, (248) 948-0109, cdangelo@signatureassociates.com  
 Jeff Lemanski, (248) 359-0641, jlemanski@signatureassociates.com  
 Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.