

COMMERCIAL/INDUSTRIAL FOR SALE OR LEASE



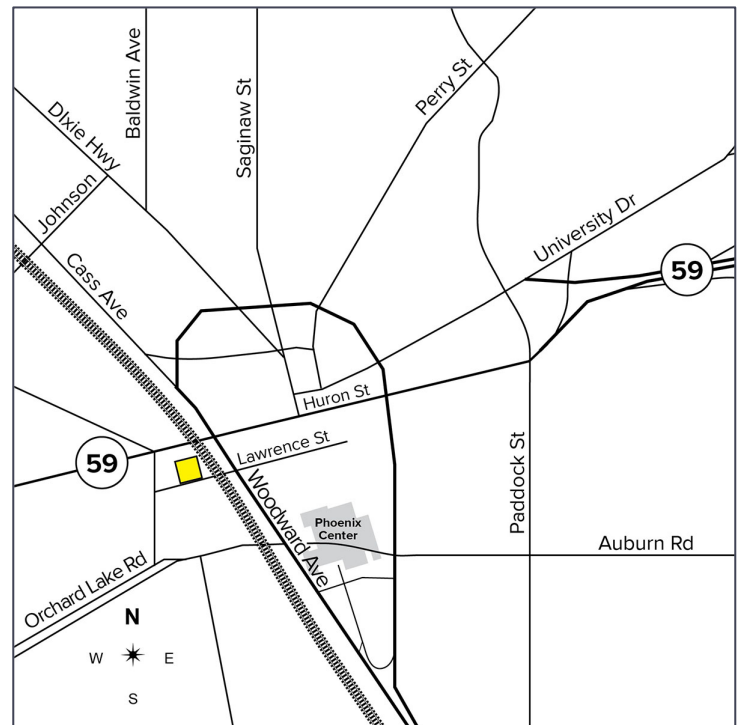
BUNKER



118 W. LAWRENCE STREET | PONTIAC, MICHIGAN THE M1 BUNKER (FORMER SALVATION ARMY)

PROPERTY FEATURES

- 59,382 +/- square feet available
- 1,000 +/- square feet of office
- 10' +/- clear height in two-story section and 14' +/- in single-story section
- (3) interior truckdocks - (2) 16' W, 12' Clear with 22' Bay and (1) 16' W, 13'9" Clear with 27' Bay
- Zoned C-3; General Business
- Concrete and steel reinforced building constructed as 42,000 sf 2-story building in 1926
- Single story addition added in 1961 (16,000 sf)
- Immediately west of downtown Pontiac in revitalizing neighborhood
- Lease Rate: \$2.95/sq.ft. NNN
- Sale Price: \$990,000 (\$16.67/sq.ft.)



For more information, please contact:

DAVE MILLER
(248) 948 4183
dmiller@signatureassociates.com

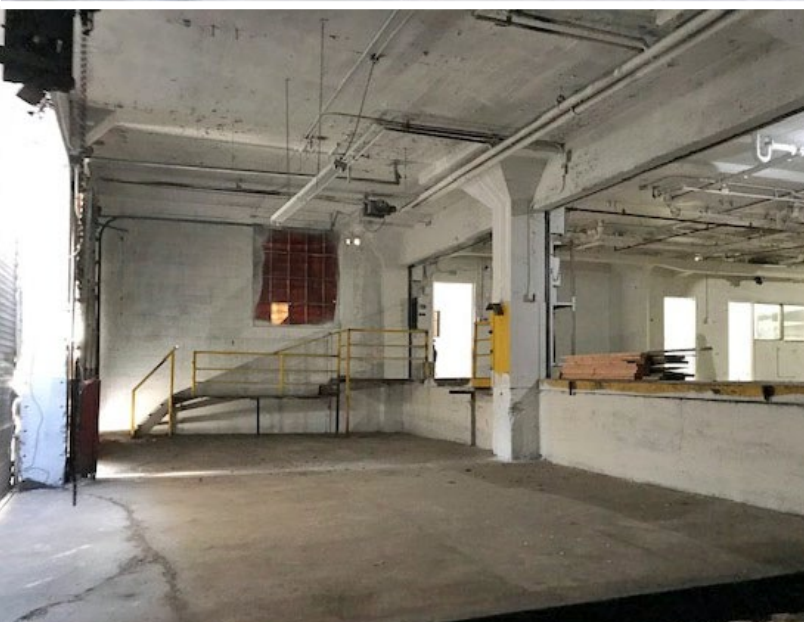


**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

BUILDING IMAGES



118 W. LAWRENCE STREET | PONTIAC, MICHIGAN

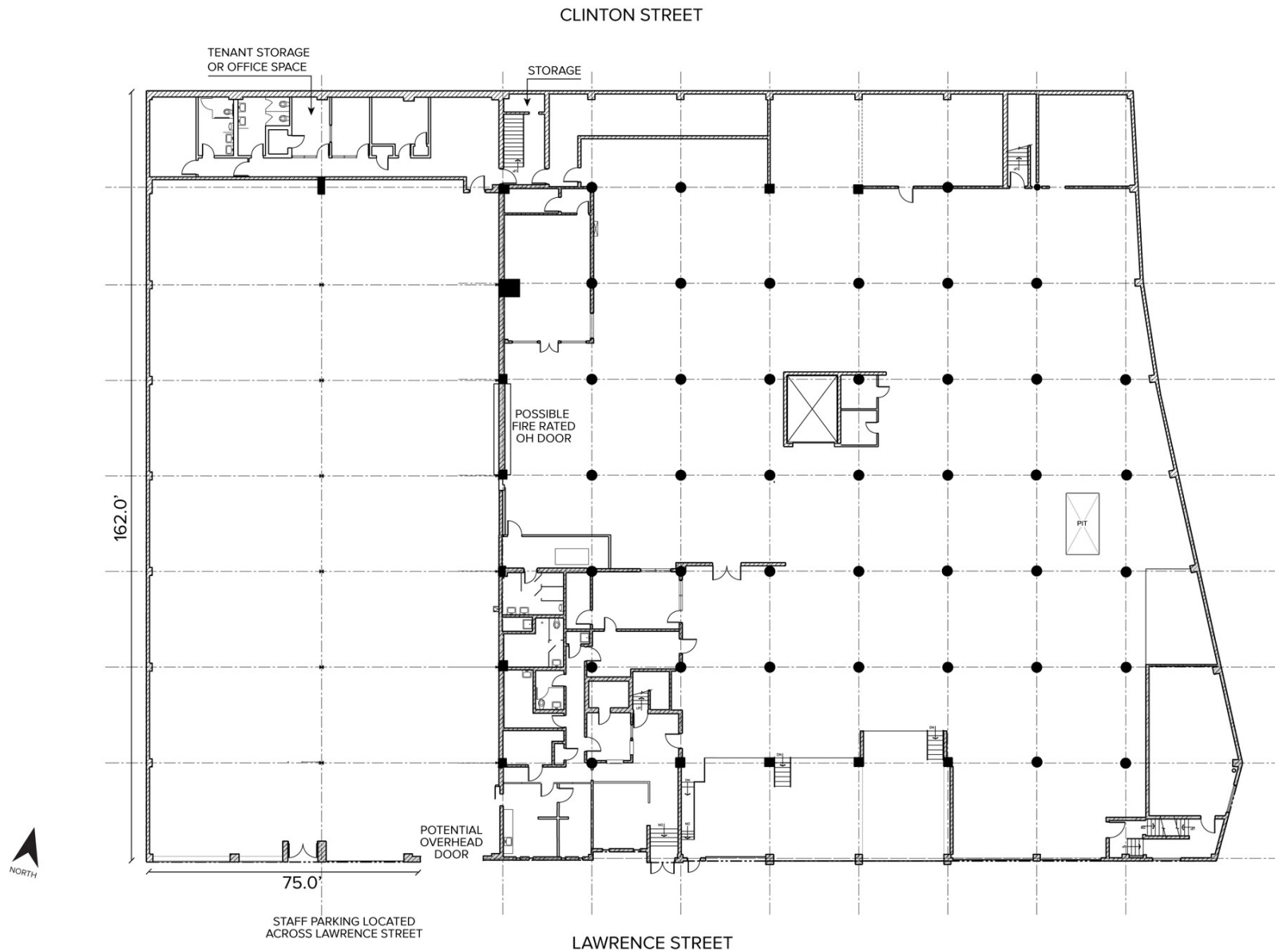


FLOOR PLAN



118 W. LAWRENCE STREET | PONTIAC, MICHIGAN

Main Level (First Floor) At Grade on W. Lawrence St.



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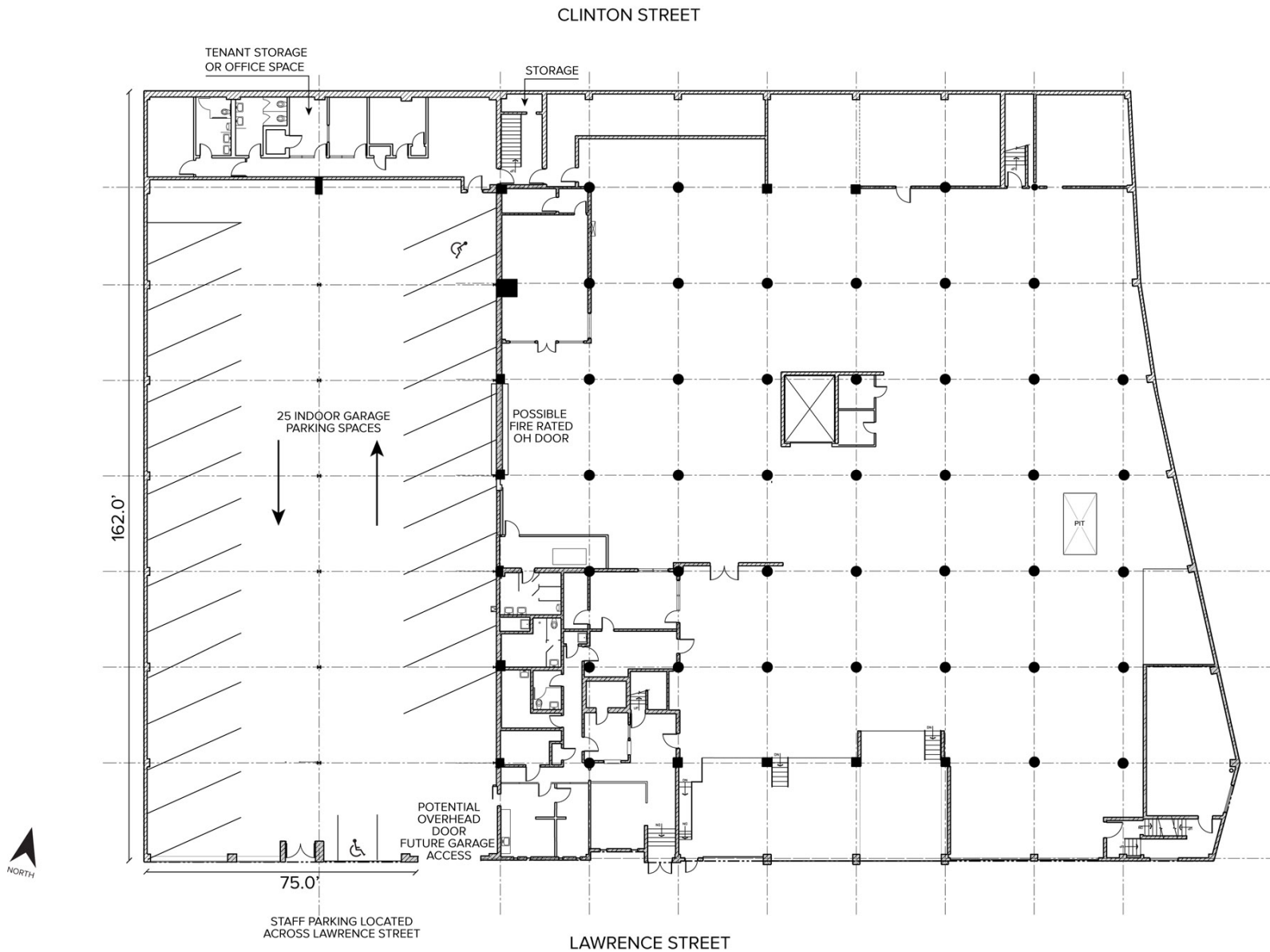
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
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FLOOR PLAN



118 W. LAWRENCE STREET | PONTIAC, MICHIGAN

Main Level (First Floor) Alternative Plan At Grade on W. Lawrence St.



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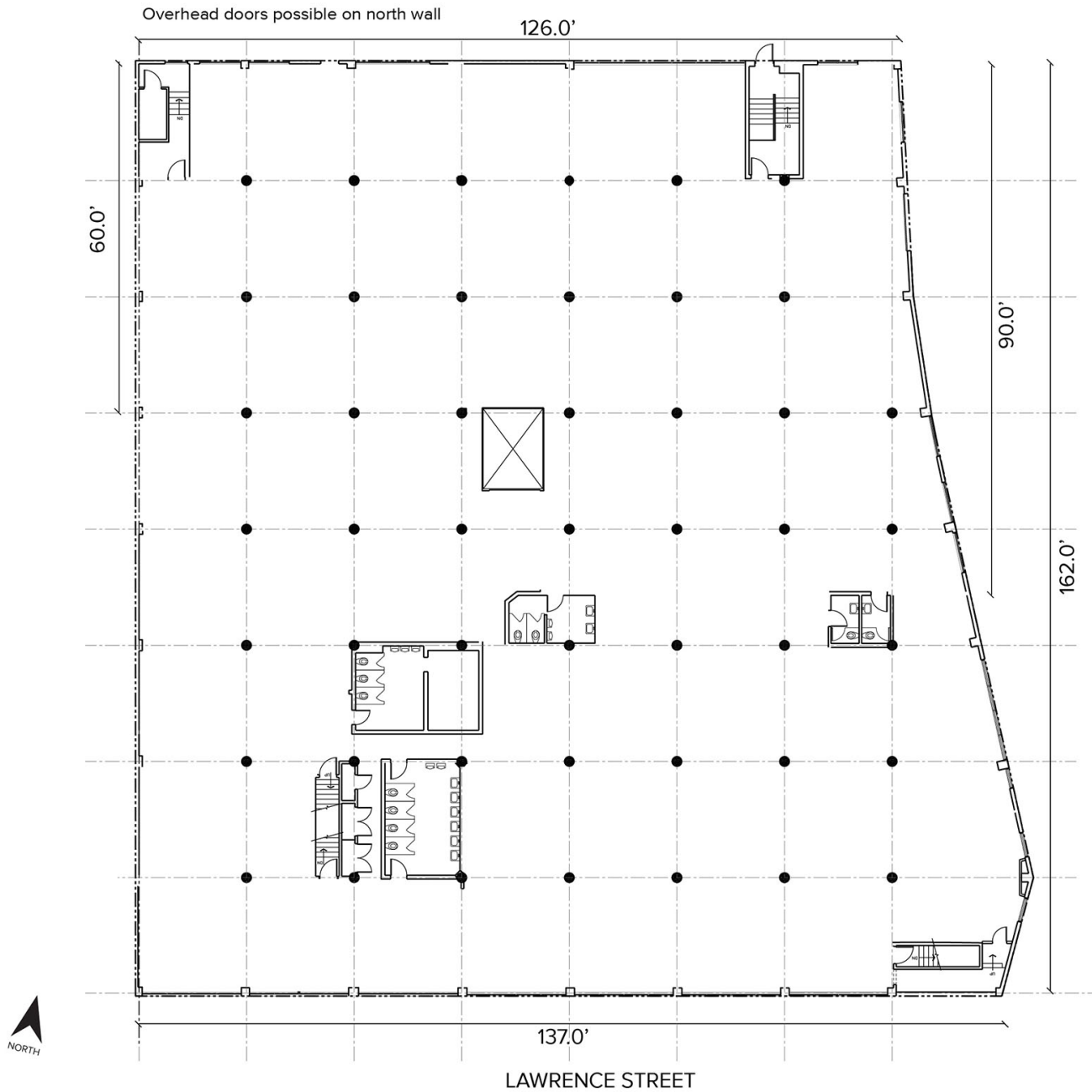
FLOOR PLAN



118 W. LAWRENCE STREET | PONTIAC, MICHIGAN

Upper Level (Second Floor) At Grade on Clinton St.

CLINTON STREET



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AERIAL VIEW



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