

PORTFOLIO SALE

CASTIGLIONE CENTER



13260 AND 13300 E 11 MILE ROAD WARREN, MI 48089

INVESTMENT HIGHLIGHTS:

- 16,500 SF flex/office building portfolio in a campus setting comprised of two 8,250 SF buildings
 - > 13260 E 11 Mile occupied by Red Cross
 - > 13300 E 11 Mile being vacated by ownership due to retirement
- Red Cross has been a tenant for over 20 years and made significant capital improvements renovating their space in 2018
- NNN Lease in place until 2023 with two 5-year renewal options
- Sits on 3 separate parcels of land totaling 3.2 acres allowing for additional 40,000 SF building to be built
- Abundant parking available for a variety of uses (220 spaces; Ratio 13.33/1,000 SF)
- Local Business zoning uses include medical, office, flex, or retail
- Excellent location with close proximity to I-696, I-94, I-75 freeways, and Ascension/St. John Maccomb-Oakland Hospital
- No set asking price

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2021 Friedman Real Estate. All rights reserved.

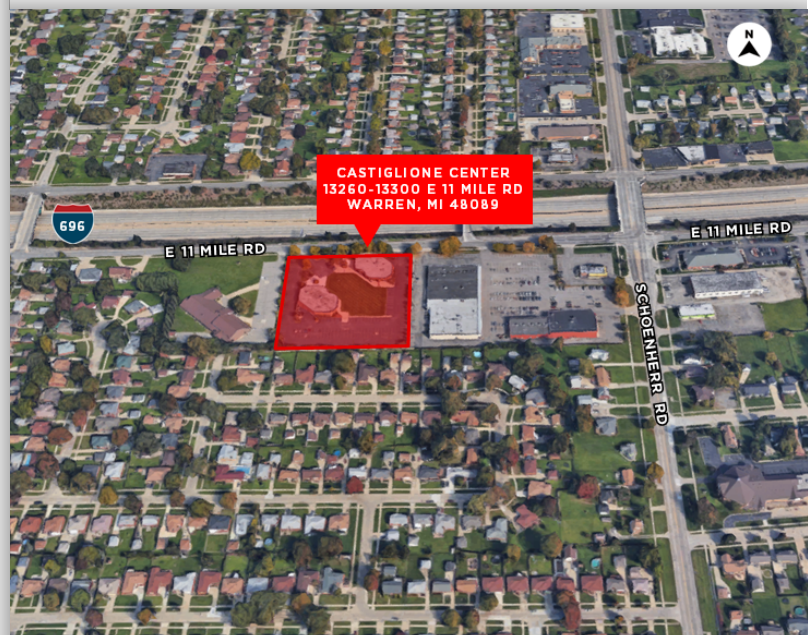
FOR MORE INFORMATION PLEASE CONTACT:



RICK TABBI
rick.tabbi@freg.com

248.324.2000

eCODE 488



CASTIGLIONE CENTER PROPERTY PHOTOS



FOR MORE INFORMATION **PLEASE CONTACT:**



RICK TABBI
rick.tabbi@freg.com