



21338 CARLO DRIVE CLINTON TOWNSHIP, MI 48038

PROPERTY HIGHLIGHTS:

- For Sale - 24,276 SF industrial leased investment
- Year one NOI: \$148,569.12
- Existing tenant has substantial recent investment into business
- Prime location just one block south of M-59
- Attractive, clean, meticulously maintained building in high tech industrial park
- High ceilings, 23' clear (rear 3,480 SF is 36' clear)
- Four overhead cranes with 5T, 5T, 10T, & 20T capacities
- Sale Price: \$1,850,000

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21338 CARLO DRIVE

PROPERTY INFORMATION

HIGHLIGHTS

Building SF:	24,276 SF
Available SF:	0 SF
Warehouse SF:	21,480 SF
Office SF:	2,796 SF
Land Size:	1.4
County:	Macomb
Cross Streets:	Hall Road & Groesbeck Highway

SITE

Land (acres):	1.4
Parcel Number:	16-11-03-103-023
Zoning:	I-1: Light Industrial

GENERAL

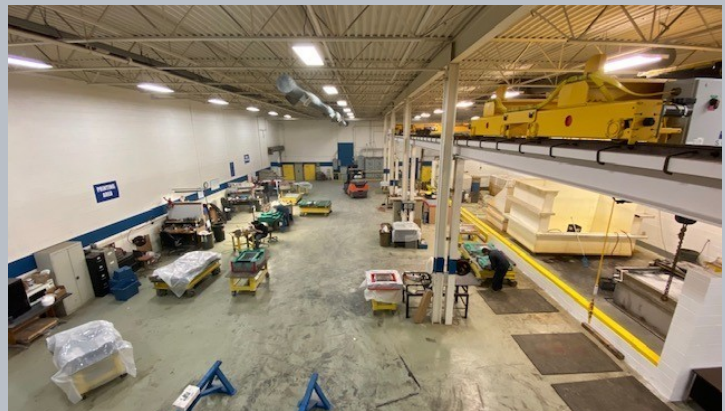
Parking Spaces:	Ample
Parking Type:	Surface

PRICING & AVAILABILITY

Asking Price	\$1,850,000
Occupancy:	Single

BUILDING INFORMATION

Type:	Industrial
Year Built:	1988
Stories:	1
Lighting:	High efficiency lighting throughout
Clear Height:	23'
Ceiling Height:	23' (rear 3,480 SF is 36')
Cranes:	4
Crane Description:	5T, 5T, 10T, & 20T
Electrical:	Heavy
# Docks/Truckwells:	None
# Grade Level Doors:	3
Door Dimensions (HXW):	12' w x 14' h
Overhead Door Type:	1 rollup & 2 sectional



21338 CARLO DRIVE
PROPERTY PHOTOS

