



CORFAC INTERNATIONAL

2301 West Big Beaver
Suite 950
Troy, MI 48084-3329

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Facsimile (248) 637-9897
www.Lmcap.com

EXTERIOR SITE DATA



CLASSIFICATION: Industrial Hi Tech

LOCATION: 21355 Melrose Ave, Unit C - Building Q

CITY: Southfield

TOTAL SF 19,210 AVAILABLE SF 19,210

INTERSECTION: Lahser/8 Mile Road FACTORY: 5,376 OFFICE: 13,824

COUNTY: Oakland FREE STANDING: Multi AGE: 1988

ACREAGE: 3.82 FRONTAGE: _____ DEPTH: _____

PARKING: _____ EXPANDABLE: Yes STORAGE: _____

RAILSIDING: _____ X-WAY DISTANCE: _____ ZONING: I-L

INTERIOR SITE DATA

CLEARANCE MIN: _____ MAX: 18 BAY SIZE: _____ LAVATORIES: 7

CRANES: _____ CRANE LIST: _____ UNDERHOOK: _____

POWER: 208/240 AMPS: 200 BUSS: _____ LIGHTS: Metal-Halide

TRUCKWELL: (int) _____ + (ext) _____ GRADE DOOR: 10x12 - *4+Door"J k j *1+Drive In

HEATING: Gas Forced Air A/C: Yes SPRINKLERED: Yes

AIRLINES: _____ COMPRESSOR: _____ FLOOR DRAINS: _____

ECONOMIC DATA

SALE PRICE: _____ PRICE/SF.: _____

LEASE: \$7.10 NNN LEASE/MONTH: \$11,376.00 TAXES: \$0.95

ADDITIONAL INFORMATION: Multi-tenant Flex/Industrial/Office complex with excellent access to Telegraph Road, I-696, and the Lodge Freeway. Space is divisible.

AGENT: M.L. Capitani\A. Smith