

FOR LEASE

HOWELL BUSINESS CENTRE
160 CATRELL, HOWELL, MICHIGAN



PROPERTY FEATURES

- 3,280 SF Office(2 Floors)
- 12,360 SF Shop/Warehouse
- 15,640 SF Total
- (1) 7.5 Ton Crane and (1) 3 Ton Crane
- (1) Exterior Truckwell
- 1000 Amp, 120/240 V, 3 Phase
- (4) Grade Level Truck Doors

FOR DETAILS CONTACT

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Howell Business Centre 160 Catrell, Howell, MI 48843



Property Type: Industrial
Available SF: 15,640
Land Size (Acres): 1.25 +/-
Market: SE Michigan
Submarket: Livingston
County: Livingston

Availability Details

Available SF:	15,640	Transaction Type:	Lease
Industrial SF:	12,360	Asking Lease Rate:	\$6.50 Per SF / Mod Gross
Office SF:	3,280		

Comments

Availability Comments: This is the entire building - includes 3,280 SF two story office - 12,360 SF shop for 15,640 SF total on 1.25 +/- acre gravel and concrete base parking/storage. There are two sections to the shop area - 8,400 SF clear span with 30'/37' ceiling and 3,960 SF clear span with 18'/20' ceilings. One exterior truck well plus 4 grade level doors. This building may be purchased.

Building & Construction Details

Construction Status:	Existing	Year Built:	1940	Roof Type:	
Building Class:		Year Refurbished:	1973	Roof Age:	
Spec/BTS:		Floors:		Floor Type:	Concrete
Primary Use:	Industrial	Multi-Tenant:	Yes	Sprinkler:	
Secondary Use:	Warehouse	Construction Type:	Block/Steel	Security:	
Flex:	Yes				
# of Buildings:	1				
Elevator Comments:					

Clearance, Dock & Door			
Ceiling Height:	30' - 37'	# GL/DID:	4
Bay/Column Size(WxD):		GL/DID Dim.(HxW):	
Column Spacing:		# DH/Truck-Level Doors:	
		# Rail Doors:	
		Total Doors:	4
# Int. Docks:		# Int. Levelers:	
		# Ext. Docks:	1
		# Ext. Levelers:	
		Cross-docked:	No
Loading & Door Comments:			

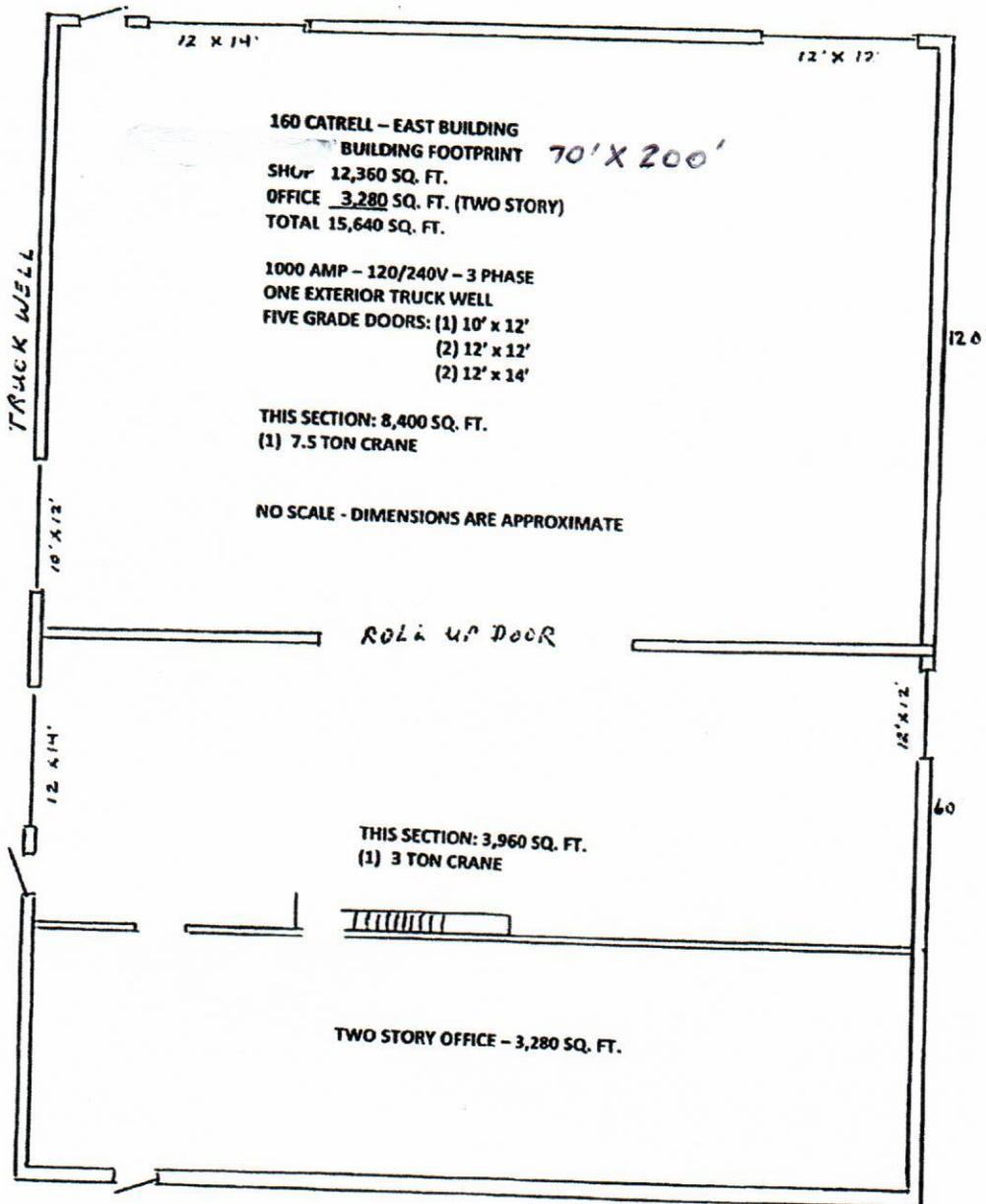
Crane Features			
# Cranes:	2	Capacity Tons (Min):	3
		Capacity Tons (Max):	7.5
Hook Ht. (Ft.):		Clearance (Ft.):	
Crane Comments:			

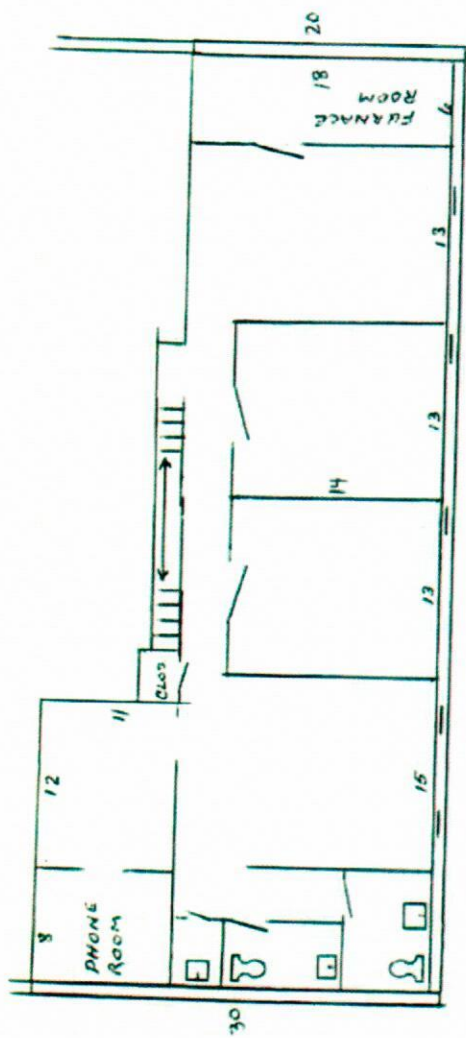
Parking			
# Spaces:		# Covered Spaces:	
Parking Ratio:		Monthly Rate:	
# Uncovered Spaces:		Monthly Rate (\$):	
Parking Comments: Abundant Parking			

Site			
Land Size (Acres):	1.25	Lot Dimensions (LxW):	Zoning: Industrial
Land SF:	54,450	Floodplain:	Site Condition/Quality:
Land Usable Acres:		Density:	Topography:
Land Usable SF:		Permitted FAR:	Site Shape:
Max Contiguous SF:		Development Capacity:	Access:
Max Contiguous Acres:		Yard Type:	Visibility:
Permitted SF:		Yard SF:	Frontage:
Buildable SF:			
Additional Site/Parcel Information Comments: Parcel Identification Number: 4717-36-400-040			
Frontage Traffic Count Comments:			

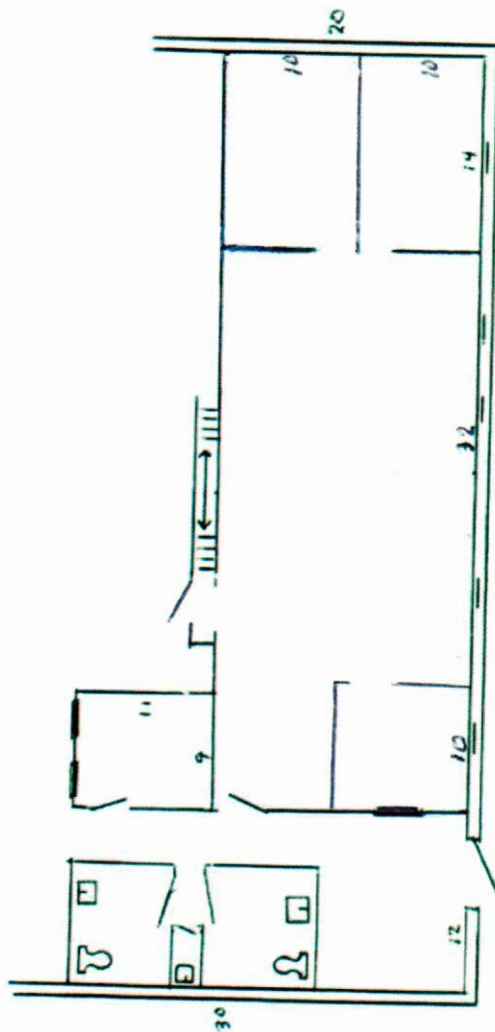
Utilities			
Gas:	Natural	Power:	Phone:
Water:	City	Amps:	1000
Sewer:	City	Volts:	240
		Phase:	3
		Power Supplier:	DTE Energy
Utilities Comments:			

Contacts for this Availability				
Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	John Dinsmore	810.923.9106	john.dinsmore@lee-associates.com

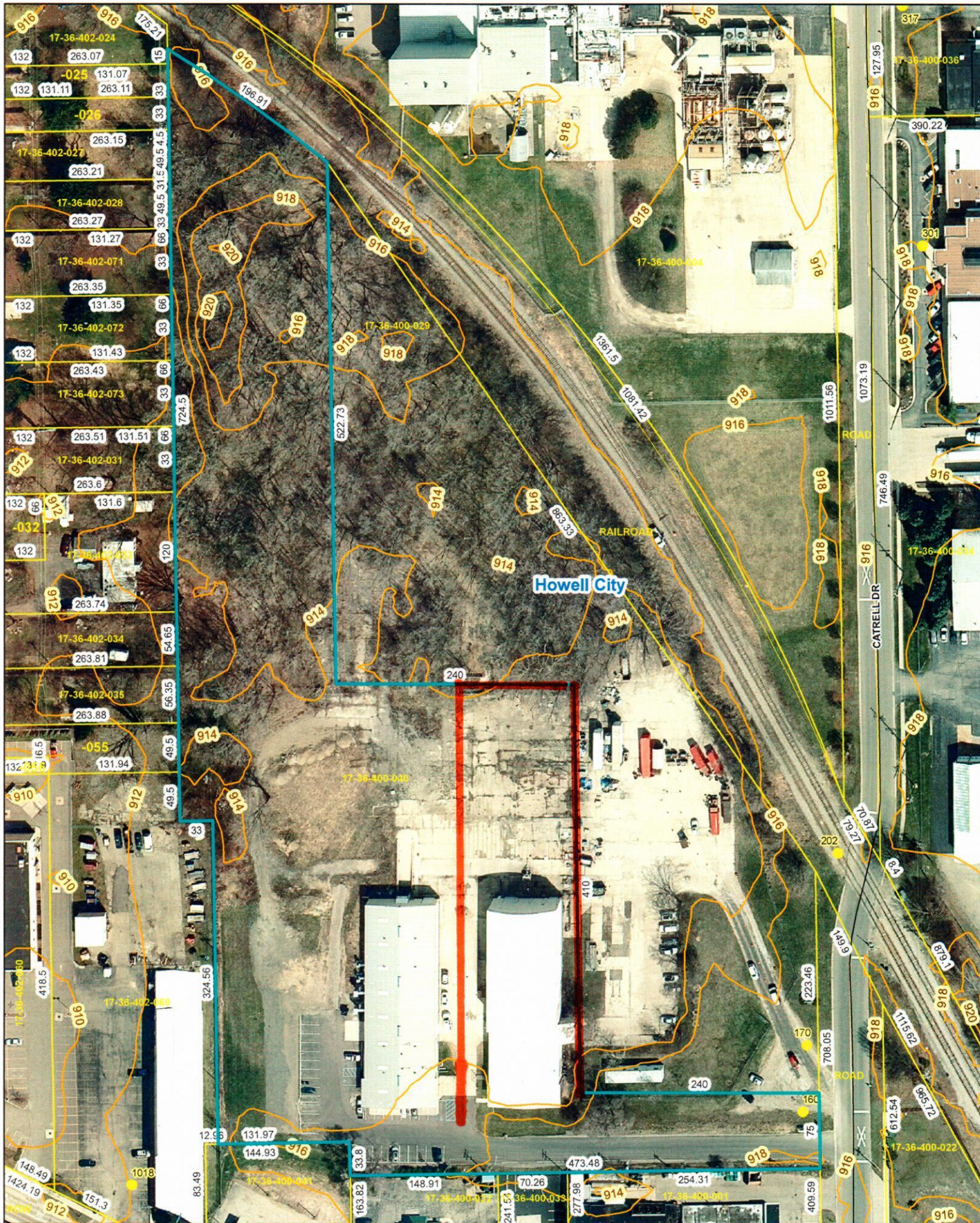




160 CATRELL - EAST BUILDING - 2ND FLOOR OFFICE SPACE
1,640 +/- SQ. FT.



160 CATRELL EAST BUILDING - 1ST FLOOR OFFICE SPACE
1,640 +/- SQ. FT.



Livingston County, Michigan
Information Technology Department
G.I.S. Division 517.548.3230



4717-36-400-040



Orthophotos Flown Spring 2015
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Parcel lines are a representation only.
Not intended for survey purposes.