

**Asking Price:**

\$7.25/SF/YR NNN

FOR LEASE

34700 Commerce Road Fraser, MI

52,733 SF of Industrial Space Available

Property Highlights

- 52,733 Total Square Feet Available on 3.22 Acres
 - 49,233 SF of Warehouse / 3,500 SF of Office
- Zoned IC (Industrial Controlled District)
- Storage Mezzanine
- 18' – 22' Clear Ceiling Height
- Primary Power – Buss Duct Throughout
- One (1) 10-Ton Bridge Crane
- Three (3) Exterior Truckwells With Levelers
- Seven (7) Grade Level Doors
- 40' x 40' Bays – 8" Floors
- Fire Suppression – Wet System
- Outdoor Storage Permitted
- Fiber Available

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Building Specifications

Highlights

- Primary Power – Buss Duct Throughout
- One (1) 10-Ton Bridge Crane
- Outdoor Storage Permitted
- Three (3) Exterior Truckwells
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- Fiber Available

Financials

Lease Rate \$7.25/SF/YR NNN

Annual Property Taxes \$47,610.78

2024 Summer \$45,994.41

2024 Winter \$1,616.37

Property Taxes Per SF \$0.90

Gross SF: 52,733

Office SF: 3,500

Warehouse SF: 49,233

Year Built: 1968

Construction: Block and Steel

Roof: Membrane

Ceiling Height: 18' – 22' Clear

Docks: Three (3) Exterior
With Levelers

Grade Level Doors: Seven (7)

Bay Sizes: 40' x 40'

Power: Primary

Heating: Forced Air

Sprinklers: Wet System

Cranes: One (1) 10-Ton Bridge

Buss Duct: Yes - Throughout

Floors: 8"

Parking: Ample

Railroad: No

Zoning: IC (Industrial Controlled
District)

Acreage: 3.22 Acres

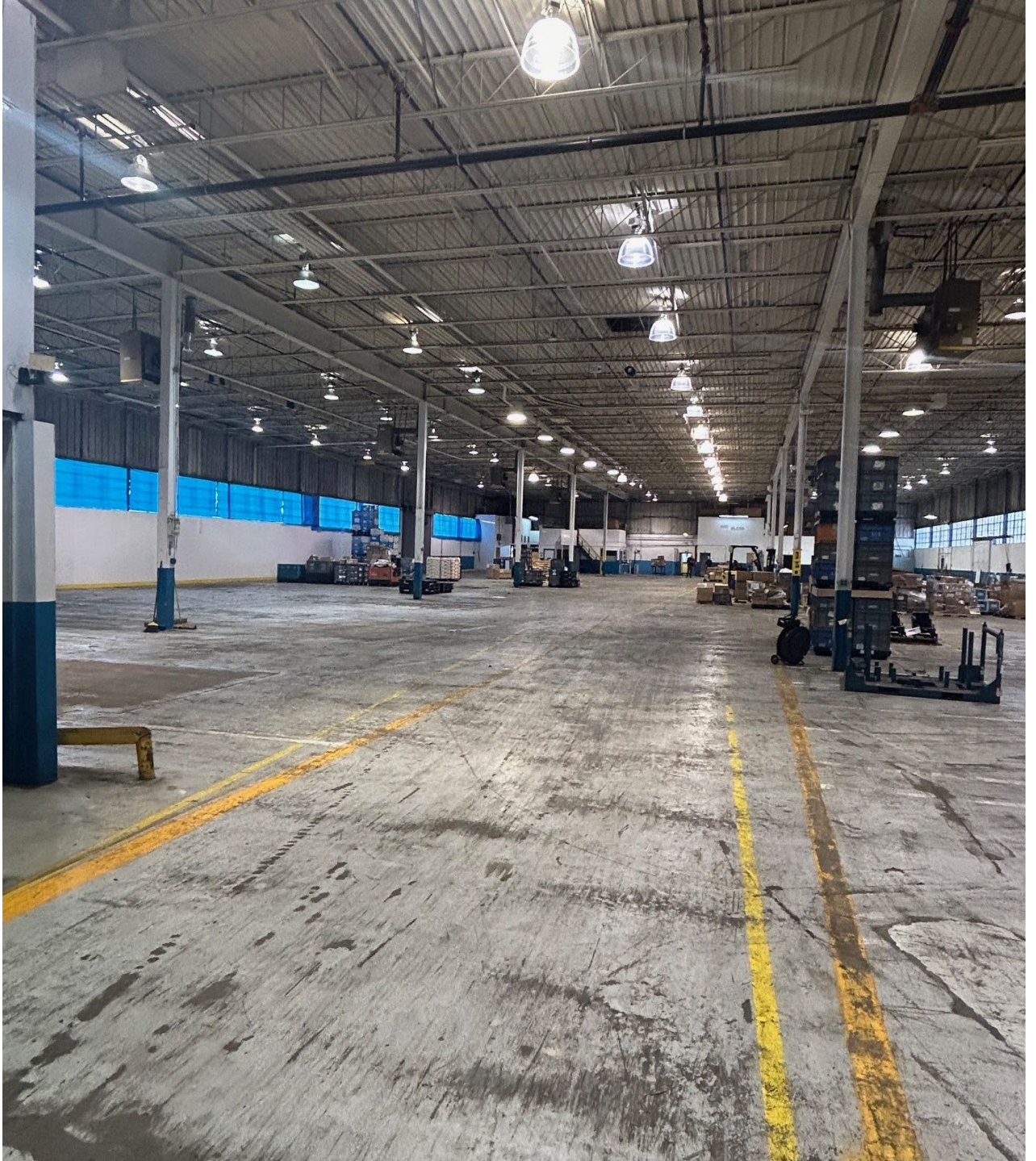
Parcel ID: 03-11-32-127-003

Crossroads: 15 Mile Road /
Commerce Road

Exterior and Interior Photos



Interior Photo



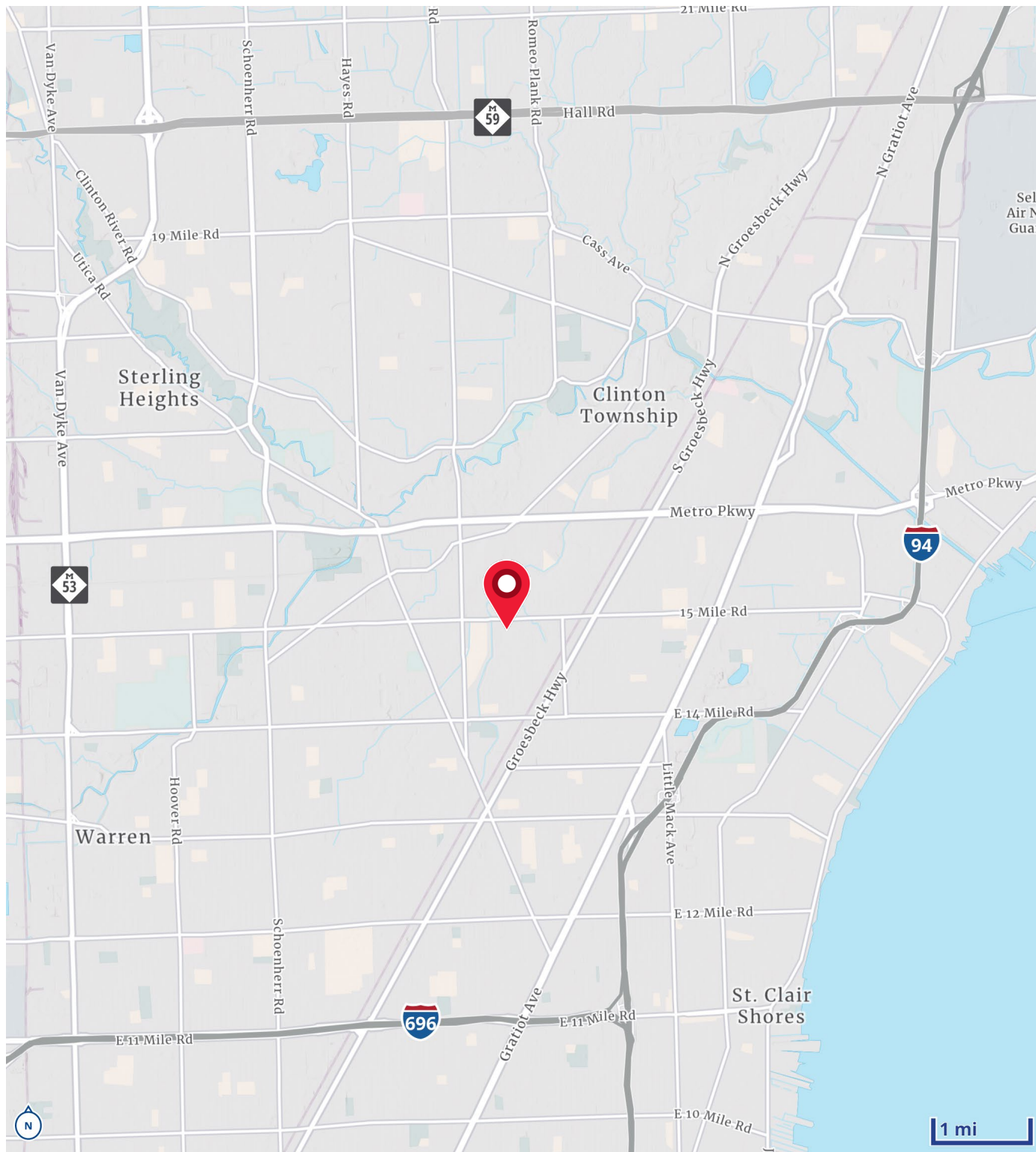
INDUSTRIAL FOR LEASE

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Aerial Map



Location Map



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