

# 15747 Leone Drive

MACOMB TOWNSHIP, MI



OFFERING MEMORANDUM

**KW COMMERCIAL**  
31525 23 Mile Road  
New Baltimore, MI 48047

*PRESENTED BY:*

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## Why KW

# WHY

### Hire KW Commercial for Industrial:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers

I am plugged into the latest national and international markets. I achieve industrial real estate superiority and excellence for my client base by providing an unsurpassed combination of expertise, experience, talent and resources. As a result, I provide best-in-class service to all of my clients.

- Sale/leaseback based on market knowledge and trends
- Build-to-suit analysis and planning services
- Acquisition and disposition of buildings
- Lease analysis and management
- Selection and acquisition of land
- Tenant/buyer representation
- Incentive negotiations
- Transaction management
- Investment sales
- Property management
- Feasibility studies
- Market analysis
- Market interaction



# ABOUT

### KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.

## Advisor Bio



### JACK ROBSON

Associate

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MI #6501382964

### PROFESSIONAL BACKGROUND

Served in the US Air Force holding a Top Secret Security Clearance. Attended the University of Michigan on the GI Bill. Worked at Touche Ross & Co and became a Certified Public Accountant. Worked as the Chief Financial Officer with a major construction and real estate development company. Provided financial information and analysis to be used for strategic planning ,loan financing and surety bond purposes. Was involved in due diligence and negotiation for acquisitions and divestitures of companies and development projects. Experience in many industries including construction, real estate development, marinas, car washes and new/ used car dealerships.

### EDUCATION

Bachelor Of Business Administration from University of Michigan  
Graduate Of Realtor Institute GRI

### MEMBERSHIPS

Elks  
American Legion  
Business Network International-BNI  
Life Member Michigan Association Of CPA's  
Bluewater Chamber Of Commerce

Jack Robson - KW Commercial - Macomb/St. Clair

31525 23 Mile Road  
New Baltimore, MI 48047

# Advisor Bio



Direct: | Cell:



15747 LEONE DRIVE

# PROPERTY INFORMATION

1

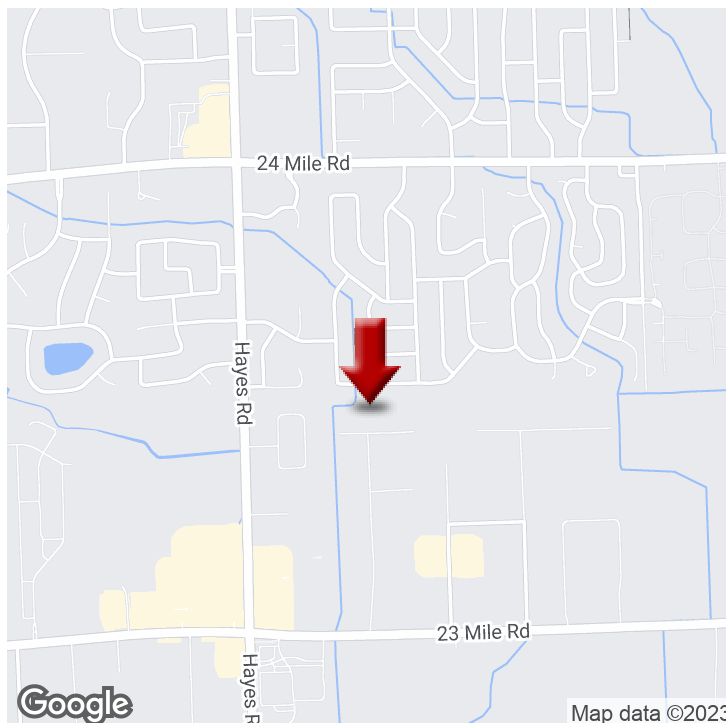
EXECUTIVE SUMMARY

PROPERTY DETAILS

ADDITIONAL PHOTOS



# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,875,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	1.3 Acres
<b>YEAR BUILT:</b>	2000
<b>BUILDING SIZE:</b>	20,248 SF
<b>ZONING:</b>	M1- Light Industrial
<b>MARKET:</b>	Detroit
<b>SUBMARKET:</b>	Groesbeck North Ind
<b>TRAFFIC COUNT:</b>	16,890
<b>PRICE / SF:</b>	\$92.60

## PROPERTY OVERVIEW

Well maintained Industrial Building in the heart of Macomb TWP. This property includes many sought after features including heavy power, high ceilings, bus ducts and air conditioning in the warehouse.

## PROPERTY HIGHLIGHTS

- Well maintained 20,248 SF industrial building with 2,962 SF of office.
- Excellent location with convenient access to M-53 and M-59 expressways.
- Co Ray Vac system provides efficient infrared heat. Central air throughout the building, which also provides backup forced air heat.
- 3 Phase power with 3 buss ducts covering the entire shop area.
- Updated high efficiency florescent light fixtures.
- Mezzanine Storage
- 22 Foot ceilings in the warehouse

# Property Details

## SALE PRICE

**\$1,875,000**

## LOCATION INFORMATION

Building Name	15747 Leone Drive
Street Address	15747 Leone Drive
City, State, Zip	Macomb Township, MI 48042
County/Township	Macomb/Macomb Township
Market	Detroit
Submarket	Groesbeck North Ind
Side Of Street	North
Road Type	Paved
Market Type	Small
Nearest Highway	M-53 and M-59
Nearest Airport	Detroit City Airport

## BUILDING INFORMATION

Building Size	20,248 SF
Price / SF	\$92.60
Year Built	2000
Occupancy %	100%
Tenancy	Single
Gross Leasable Area	20,250 SF
Load Factor	Yes
Construction Status	Existing
Condition	Excellent
Roof	Flat
Free Standing	Yes
Number Of Buildings	1
Walls	Block
Mezzanine	yes
Office Buildout	3000 Square feet. Ceramic tile on the floor.
Foundation	slab

## PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M1- Light Industrial
Lot Size	1.3 Acres
APN#	50-20-08-18-326-015
Submarket	Groesbeck North Ind
Lot Frontage	165
Lot Depth	330
Corner Property	Yes
Traffic Count	16,890
Traffic Count Street	Hayes Rd and Buckskin Dr
Waterfront	Yes

## PARKING & TRANSPORTATION

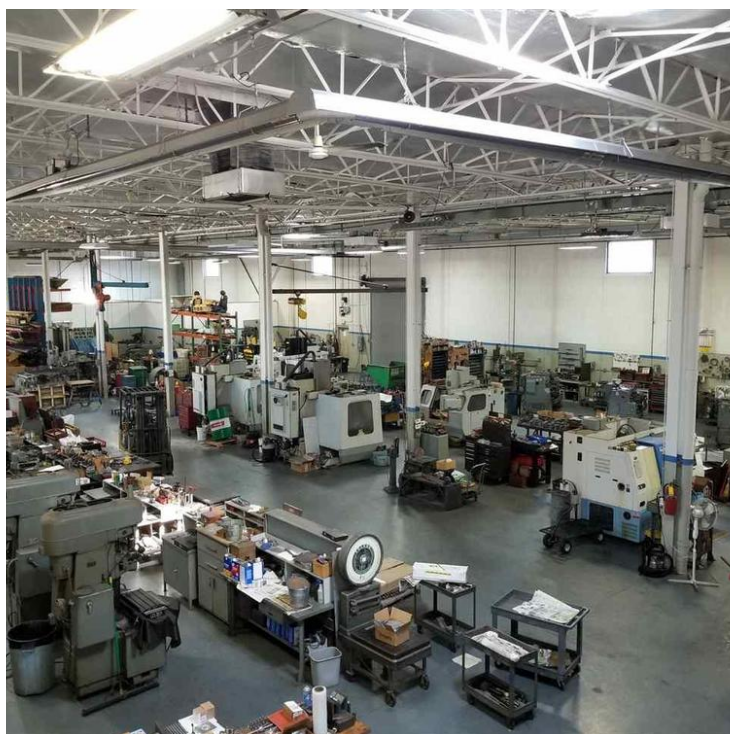
Parking Price Per Month	\$0/month
Parking Type	Surface
Parking Ratio	2.0
Parking Description	Approx 50 space surface parking adjacent to the building.

## UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Central HVAC	central air
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Natural Gas
Power	Yes
Exterior Description	Block and brick
Utilities Description	Public water and sewer



## Additional Photos



15747 LEONE DRIVE

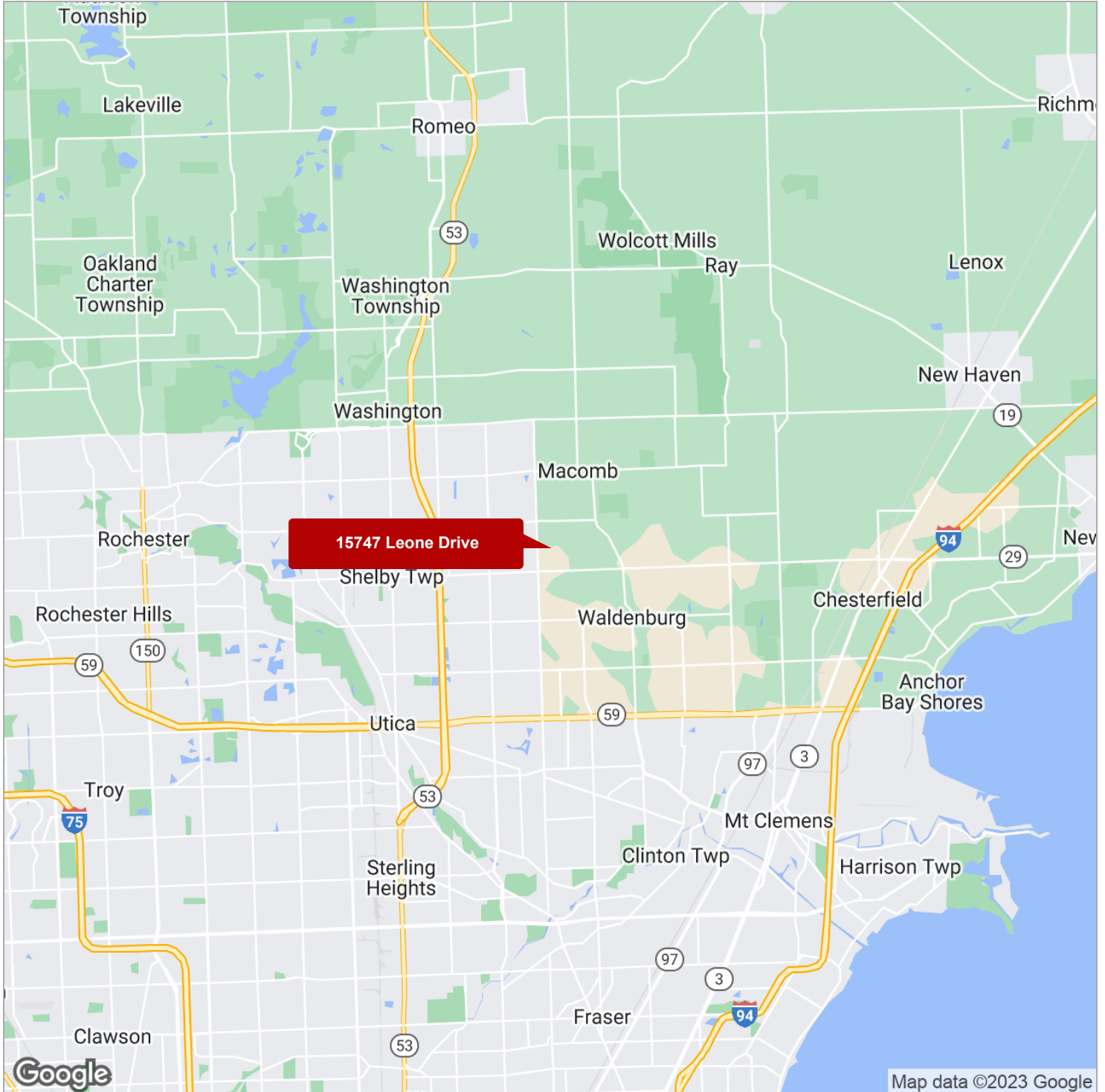
# LOCATION INFORMATION

# 2

REGIONAL MAP

AERIAL MAP

# Regional Map





## Aerial Map

