

PROPERTY FOR SALE / LEASE

18311 W 10 Mile Rd
Southfield, MI 48075

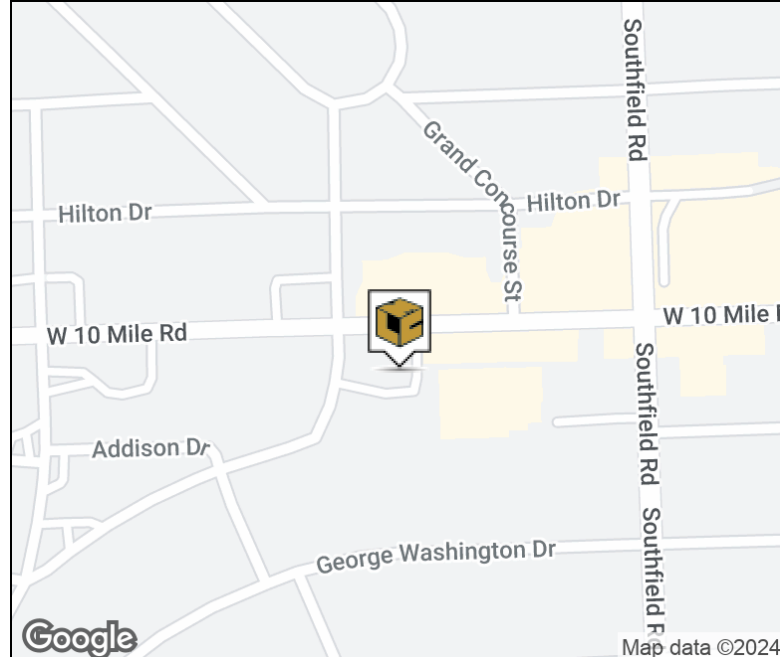


L. MASON CAPITANI
CORFAC INTERNATIONAL



Property Highlights

- 538 Square Feet Available
- Excellent Owner/User Opportunity
- Long Term Leases in Place
- Fiber/Heavy Power in Building
- Newer Roof
- Gated Parking Lot Recently Resurfaced
- Central Location with Quick Access to I-696, M-10, Northwestern Hwy & Telegraph Rd



FOR MORE INFORMATION:

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OFFICE PROPERTY DETAILS

Location Information

Street Address	18311 W 10 Mile Rd
City, State, Zip	Southfield, MI 48075
County	Oakland
Cross-Streets	10 Mile Rd & Southfield Rd
Nearest Highway	I-696

Building Information

Building Size	24,705 SF
Building Class	B
Occupancy %	83.5%
Tenancy	Multiple
Number of Floors	2
Year Built	1975
Gross Leasable Area	4,066 SF
Load Factor	12.0%
Annual Escalations	\$0.50/SF
Partition Allowance	Negotiable

Sale Price

\$2,350,000

Lease Rate

**\$13.00 SF/yr
Modified Gross**

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	Office
Lot Size	0.89 Acres
APN #	76-24-26-226-001

Parking & Transportation

Parking Type	Surface
Parking Ratio	4.36

Available Suites

Suite 209 - 538 SF	\$13.00 Modified Gross
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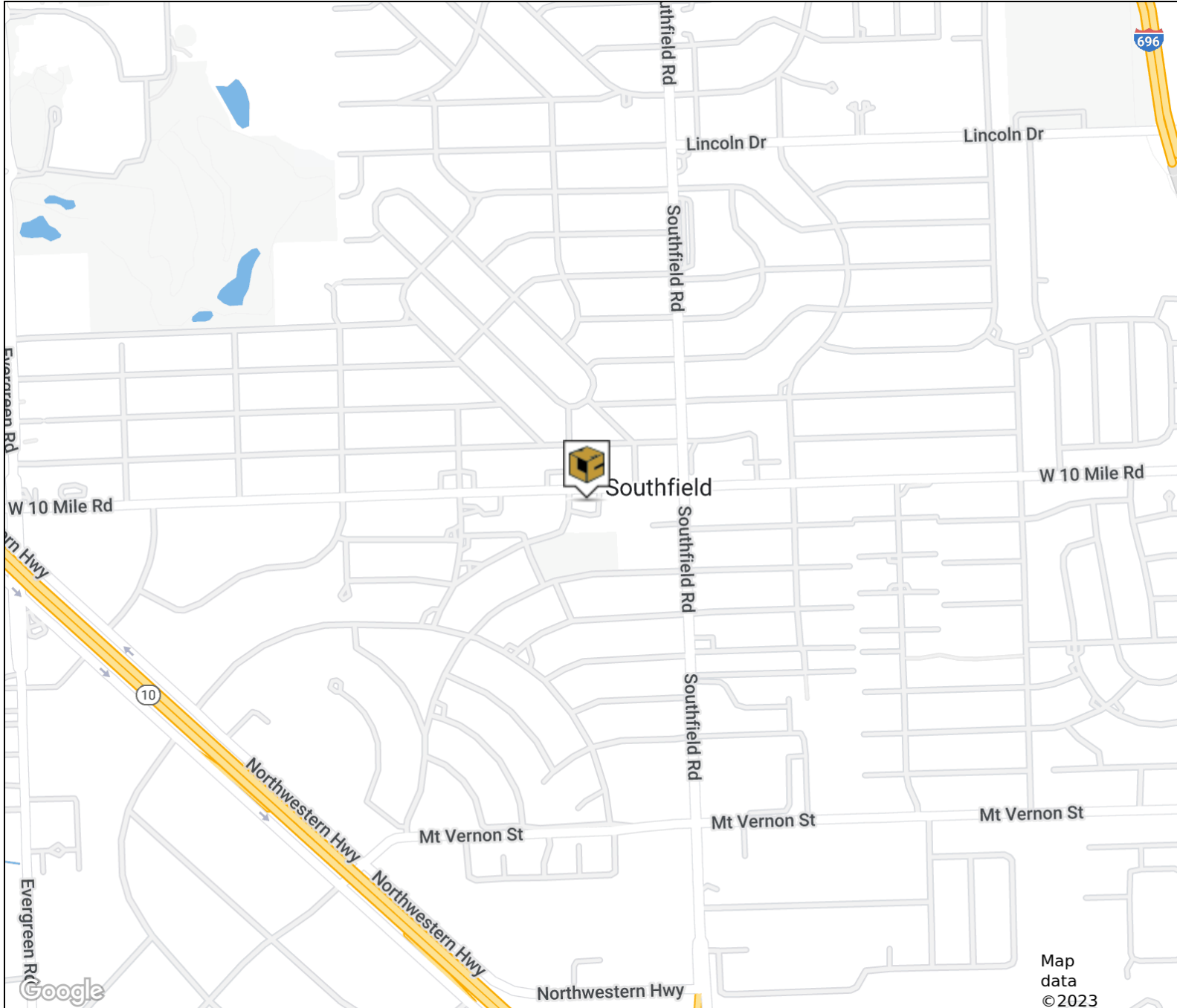
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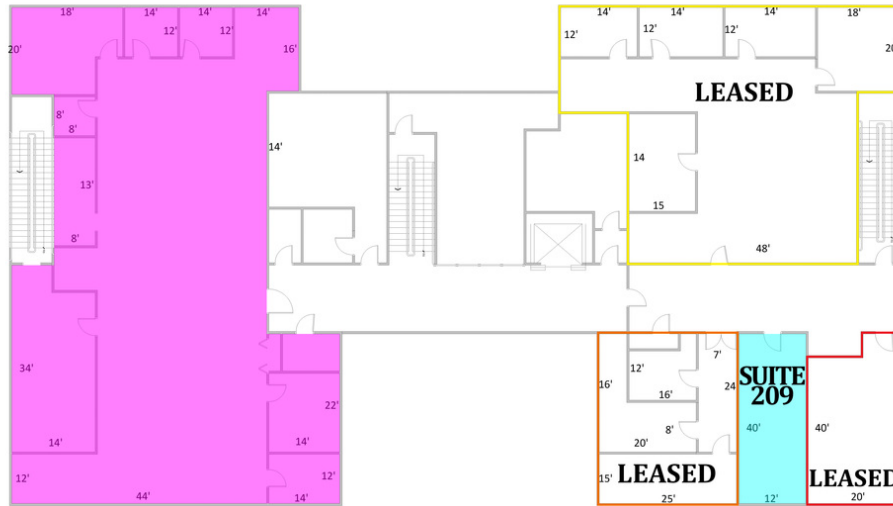
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SECOND FLOOR PLAN



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 209	Available	538 SF	Modified Gross	\$13.00 SF/yr

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