

**BUILD TO SUIT PROPERTY**

**51124 Sass Road**  
Chesterfield Township, MI 48047



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### Property Highlights

- 5.49 Acres of Vacant Land
- Corner Lot Located at Signaled Intersection
- Build to Suit or Sale Possible
- Zoned C-3, General Commercial
- High Visibility & Traffic Counts
- Quick Access to I-94



### FOR MORE INFORMATION:

**Aaron Smith**

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**Mason L. Capitani, SIOR**

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248.637.7795  
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CONNECT WITH US

**248.637.9700 | www.LMCap.com**

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

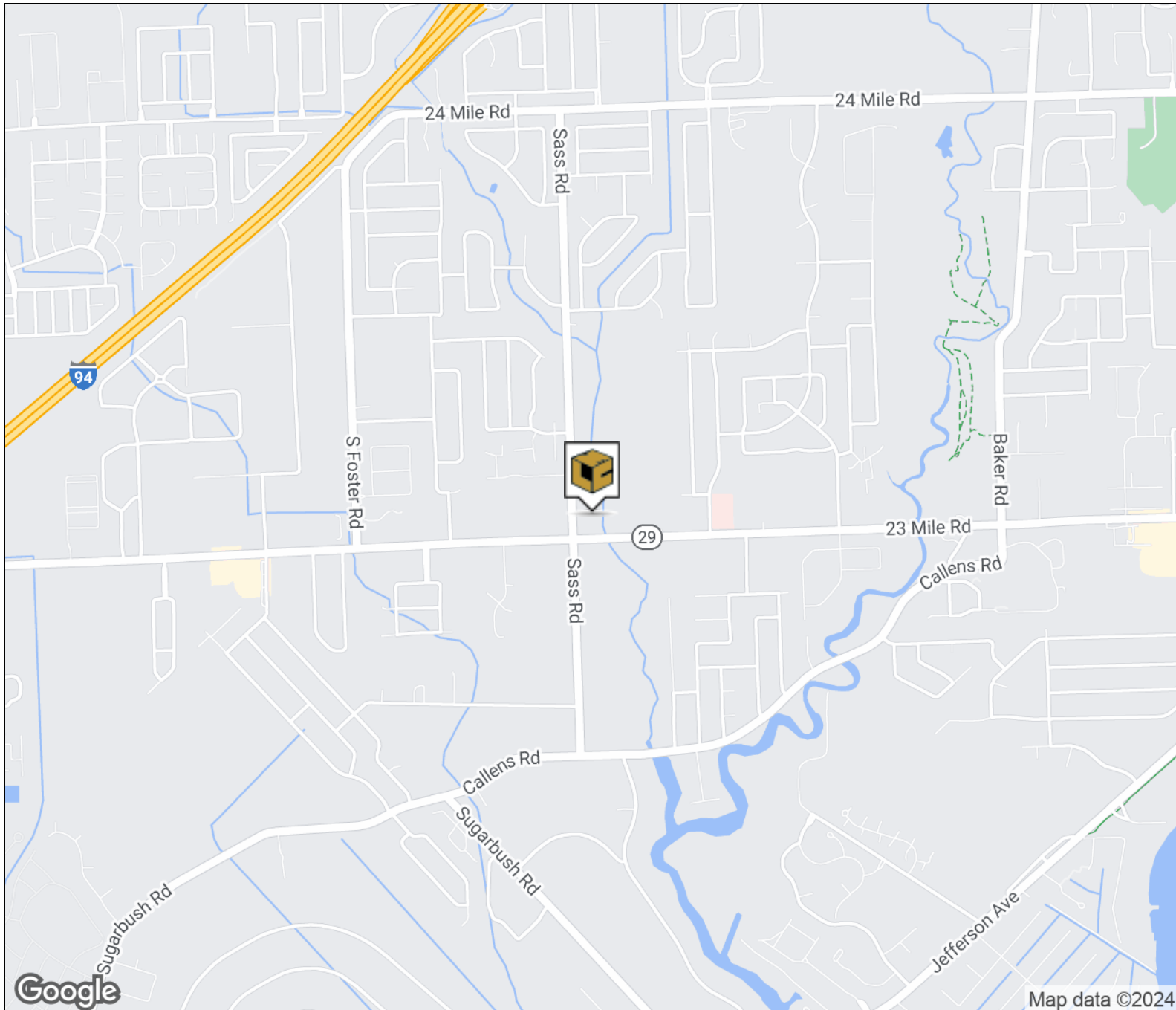
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**LOCATION MAP**



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**INDUSTRIAL PROPERTY DETAILS**

Sale Price	<b>\$595,000</b>
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**Building Information**

Building Size	30,000 SF
Available SF	-
Factory SF	-
Office Space	-
Year Built	-
Year Last Renovated	-
Tenancy	-
Number of Grade Level Doors	-
Overhead Door Size	-
Number of Truckwells	-
Loading Dock	-
Number of Cranes	0
Crane Description	-
Underhook	-
Crane Span	-
Fire Suppression	-
Bay Size	-
Ceiling Height	-
Minimum Ceiling Height	-
Column Space	-
Mezzanine	-
Power Description	-
Rail Access	N/A
Number of Parking Spaces	-
Heating	-
A/C	-
Restrooms	-

**Location Information**

Street Address	51124 Sass Road
City, State, Zip	Chesterfield Township, MI 48047
County	Macomb
Side of Street	North
Nearest Highway	I-94

**Property Information**

Property Type	Build to Suit - Industrial
Zoning	C-3
Property Subtype	Manufacturing
Lot Size	5.49 Acres
APN #	15-09-15-400-007
Lot Frontage	259 ft
Lot Depth	607 ft
Site Description	NE corner of 23 Mile/Sass just west of Downtown Chesterfield

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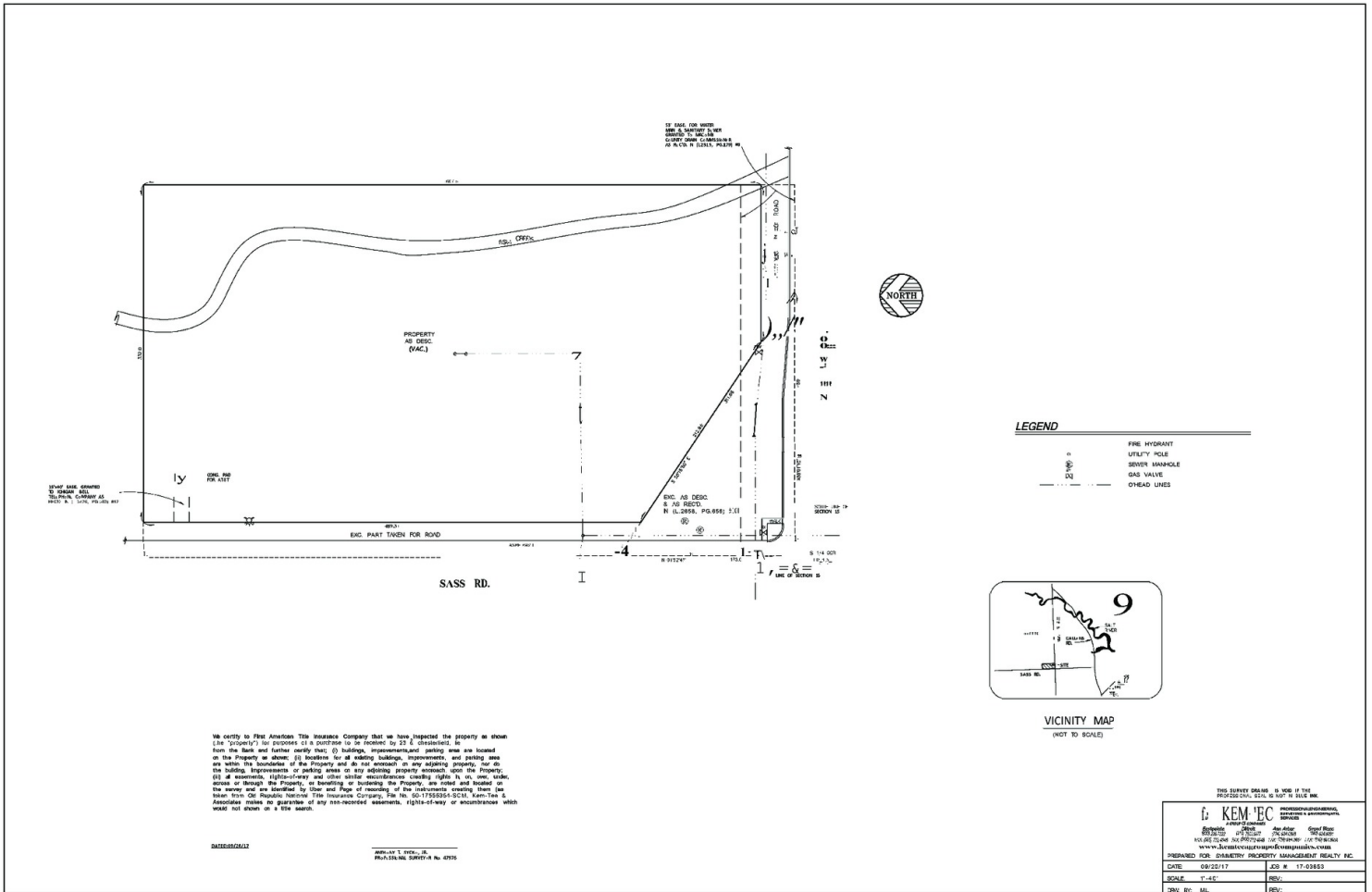
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**ADDITIONAL PHOTOS**



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