

# PROPOSED REAL ESTATE

ABC COMPANY  
1784 LARCHWOOD  
TOWN, MI 48098



## **BUILDING SPECS:**

TYPE: GENERAL INDUSTRIAL  
SUBTYPE:  
TENANCY: SINGLE  
YEAR BUILT: 2001  
RBA: 22,772 SF  
FLOORS: 2  
TYPICAL FLOOR:  
CEILING HT: 20'  
CONSTRUCTION: MASONRY

## **EXPENSES PER SF:**

TAXES: \$1.32  
LOADING DOCKS: 1  
DRIVE INS: 1

## **LEASING:**

AVAILABLE SPACES: OPEN SHOP FLOOR  
(17,756 / 5,016 OFFICE)  
AVAILABILITY: VACANT

## **LOADING:**

DOCKS: 1  
DRIVE INS: 1

## **AVAILABLE SPACES:**

FLOOR:  
SUITE:  
SF AVAIL: 22,772  
RENT: \$5.95 NNN OR \$11,300 / MONTH  
OCCUPANCY: NEGOTIABLE  
TERM: NEGOTIABLE

## **TRANSPORTATION:**

PARKING: 60 FREE SURFACE SPACES

## **LOCATION:**

0.5 MILE FROM CURRENT SITE, WEST  
SIDE OF STREET, SOUTHWEST CORNER

## **PROS:**

LOCATION; PARKING; RENTAL RATE;  
FLEXIBLE OFFICE SPACE; ROLL UP  
DOOR / LOADING DOCK; AVAILABLE  
SPACE FOR STORAGE, TEST  
EQUIPMENT ETC





# PROPOSED LAYOUT

ABC COMPANY | 1784 LARCHWOOD | TOWN, MI 48098



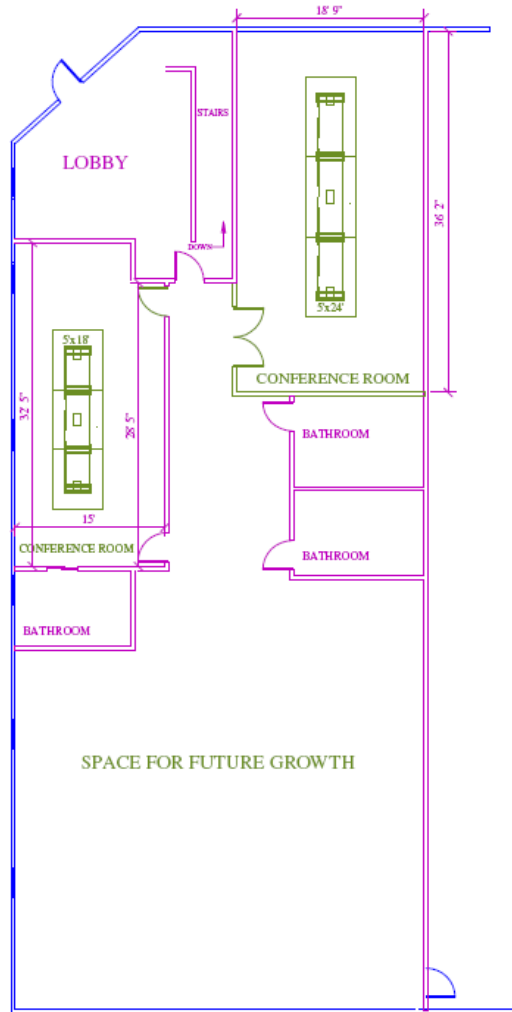
## PROPOSED 1ST FLOOR LAYOUT

**BLUE** - EXISTING EXTERIOR WALLS  
**PINK** - EXISTING INTERIOR WALLS TO REMAIN  
**GREEN** - NEW WALLS/NEW FURNITURE

QTY	TYPE	SIZE
62	STANDARD	6' X 8' CUBES
7	SUPERVISOR	12' X 9'6" CUBES
1	BREAK AREA	484.5 SQFT
10	STANDARD OFFICES	
1	VP OFFICE	
1	CONFERENCE ROOM	
1	PRINT & STORAGE ROOM	

# PROPOSED LAYOUT

ABC COMPANY | 1784 LARCHWOOD | TOWN, MI 48098



## PROPOSED 2ND FLOOR LAYOUT

BLUE - EXISTING EXTERIOR WALLS

PINK - EXISTING INTERIOR WALLS TO REMAIN

GREEN - NEW WALLS/NEW FURNITURE

QTY	TYPE
1	LOBBY
1	CONFERENCE ROOM

## SEATING REQUIREMENTS FOR PROJECTED GROWTH

	SALES	ENG	CO-OP	INTERN	TOTAL	CUBES	OFFICES	CONF	TOTAL
2016	6	33	2	2	43	37	7	0	44
2017	6	36	2	3	47	39	9	3	51
2018	7	39	2	3	51	43	9	3	55
2019	7	42	3	3	55	47	9	3	59
2020	8	46	3	3	60	51	10	3	64
2021	8	50	3	3	64	55	10	3	68
2022	8	54	4	4	70	61	10	3	74
2023	9	57	4	4	74	64	11	3	78
2024	9	60	4	4	77	67	11	3	81

### 2024 PROJECTED SPACE REQUIREMENTS:

67 WORKSTATIONS  
11 OFFICES  
3 CONFERENCE ROOMS

### OTHER BUILDING REQUIREMENTS:

- VEHICLE LIFT AND WORK AREA FOR 1 VEHICLE; 8' OVERHEAD DOOR MINIMUM
- PNEUMATIC AIR SUPPLY FOR WORK AREA
- WORK AREA FOR RPA INSPECTIONS PRE
- FLOOR SPACE TO TRANSFER CHASSIS RIGS LONG TERM; MAKES ROOM FOR ENGINE TESTING IN LAB