



~ OVER 25 YEARS OF EXCELLENCE ~

# ANTON, SOWERBY & ASSOCIATES

79 MACOMB PLACE / MOUNT CLEMENS, MI 48043 / 586 469-8888

**CASE STUDY**

## ***Industrial Build-To-Suit Renaissance Zone 27500 Donald Court Warren***



- Project:** Began as site search for user-designed commercial photographic facility
- Client:** Stage 3 Productions, Inc.
- Process:**
- six month search of multiple vacant sites in Oakland and Macomb counties
  - purchase offers made on several sites that failed for various reasons
  - investigated potential along Van Dyke in Warren Renaissance Zone
  - secured tax-abatement approval for site from Warren Planning Commission
- Result:**
- 27500 Donald Ct.
  - Attractive building with Van Dyke exposure
  - 41,500 SF build-to-suit on 3.9 acres
  - 17,500 SF expansion potential
  - Unique features include 8,000 SF roof-deck open-air studio
  - Project value \$4 Million +

***Brokered by Tom Sullivan***



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**CASE STUDY**

## ***Industrial plant purchase 27225 Luckino Drive Chesterfield Township***



Project:	Previous client outgrowing space - Secure larger, existing facility to meet current growth and expected future needs for a previous client
Challenge:	Close in time to avoid a winter move
Client:	Welders and Presses, Inc.
Process:	Identified and screened over 25 possibilities in Macomb and Oakland Counties in 4 ½ months Worked through proposals and counter-proposals for several candidate properties Focused on opportunity encompassing building plus five vacant parcels Created separate Purchase Agreements to comply with SBA funding limitations Resolved an environmental issue on a minor parcel threatening to slow the closing
Result:	Bought 82,261SF existing plant Acquired adjacent acreage to meet anticipated future growth. September closing allowed for immediate renovations, and met occupancy timing

***Brokered by Tom Sullivan***