

FOR LEASE

50495 CORPORATE DR.
SHELBY TWP., MICHIGAN 48315



PROPERTY FEATURES

- 5,398 SF Office-Heavy Space Available
- 4,978 SF Office with 420 SF Shipping/Receiving Area
- Less than 1/2 Mile from M-53
- Flexible Office Layout



FOR DETAILS CONTACT

Giancarlo Pinterpe
giancarlo.pinterpe@lee-associates.com
(248) 567-8003

Adriano Docaj
adriano.docaj@lee-associates.com
(248) 567-8010

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PROPERTY TYPE:	Industrial
YEAR BUILT:	1988
TOTAL SF:	23,687
RENTABLE SF:	5,398 SF
GRADE LEVEL DOORS:	2 (10'x14')
PARCEL ID:	23-07-23-152-012
ZONING:	HM
FIRE SUPPRESSION:	Yes
AIR CONDITIONING:	100%
GAS/WATER/SEWER:	Natural/City/City
POWER:	220 Amps, 220 Volts, 3-Phase

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PROPERTY PRICING

TRANSACTION TYPE:	Lease
ASKING LEASE RATE:	\$14.95/SF Gross

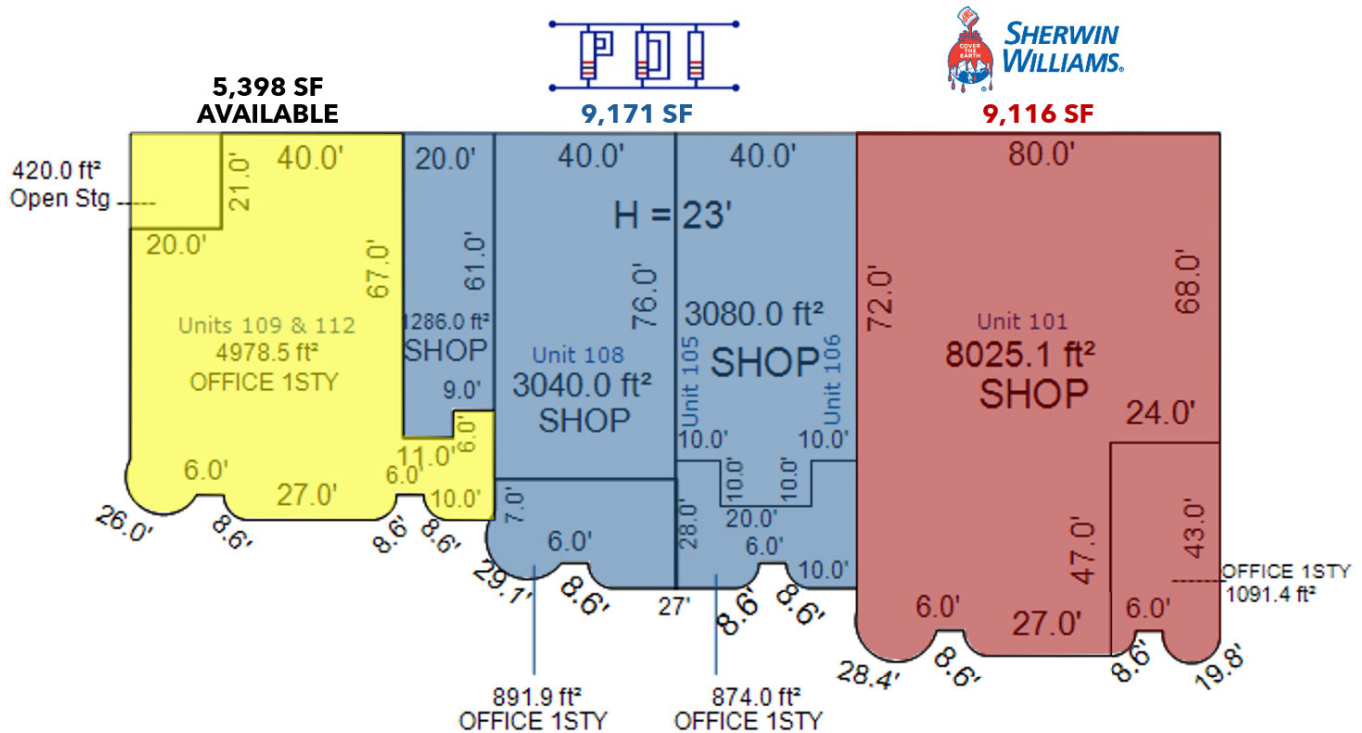
This ±5,398 SF unit is currently configured with ±4,978 SF of first-floor office space, complemented by a ±420 SF staging area designed to support shipping and receiving operations. The office-heavy layout provides a functional setting for professional, administrative, or operations-focused users requiring dedicated space for light distribution or product handling.

Strategically located less than half a mile from M-53, the property offers convenient access to the regional freeway network and surrounding Metro Detroit markets.

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FV 10/6/16 MW
Field Visit 7/02 MDB
Drawn 2/03 mdb
Sketch Modified 10/6/16 MW

YEAR BUILT = 1988
Office Heat = Package
Shop = Space Ht Gas w/fan
No Sprinklers
Asphalt = 28,985 sf

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