

# Warehouse/Contractor Space Van Buren Twp

6060 Schooner Dr, Van Buren Twp, MI 48111



## FOR LEASE



### OFFERING SUMMARY

Lease Rate:	\$10.00 - \$13.00 SF/yr NNN
Available SF:	2,000 - 10,000 SF
Lot Size:	4.48 Acres
Year Built:	2024
Zoning:	M1 (Light Industrial)

### PROPERTY HIGHLIGHTS

- First generation warehouse or contractor space
- Suites can be leased in increments of 2,000 sf
- Each suite has ground level 10' x 10' overhead door, office and restroom
- Rent includes TI for the buildout of 250 sf for office and restroom
- Located in Van Buren Township just off Michigan Avenue approximately halfway between I-275 and I-94
- Across from Amazon distribution center
- Ample at the door parking

#### Jeff Evans

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## PROPERTY DESCRIPTION

10,000 SF First-Generation Warehouse/Contractor Space in Van Buren Township, MI (48111)

Conveniently located just off Michigan Avenue, this brand-new warehouse space is strategically positioned approximately halfway between I-275 and I-94, across from the Amazon Distribution Center. The property offers excellent accessibility for businesses seeking a prime location in the Van Buren Township area.

### Key Features:

- Flexible Leasing Options: Suites available in increments of 2,000 SF, making it ideal for businesses of varying sizes.
- Customizable Buildouts: Rent includes Tenant Improvements (TI) for a 250 SF office and restroom buildout per suite.
- Ground-Level Accessibility: Each suite features a 10' x 10' overhead door for easy loading and unloading.
- Modern Amenities: All suites include an office space and restroom for tenant convenience.
- Ample Parking: Generous at-the-door parking ensures ease of access for employees and customers.

This property is an excellent opportunity for contractors, small businesses, or warehouse operations looking for a customizable, centrally located space near major highways and local amenities.

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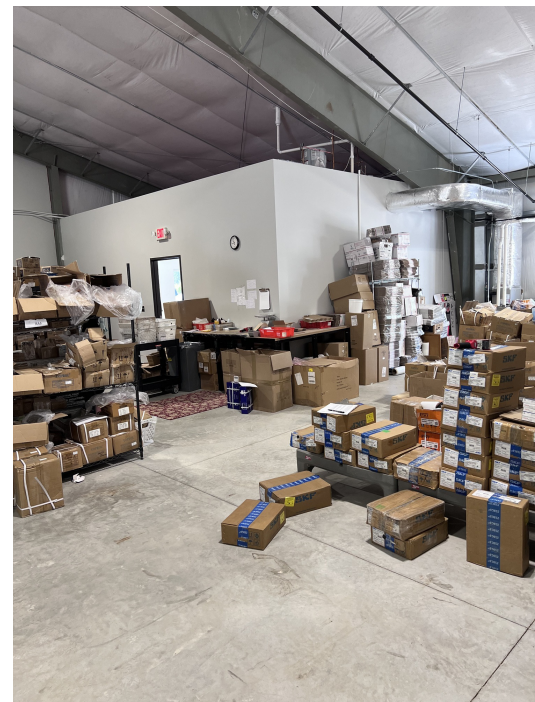
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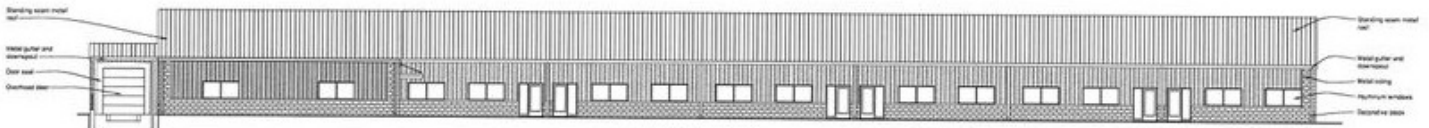
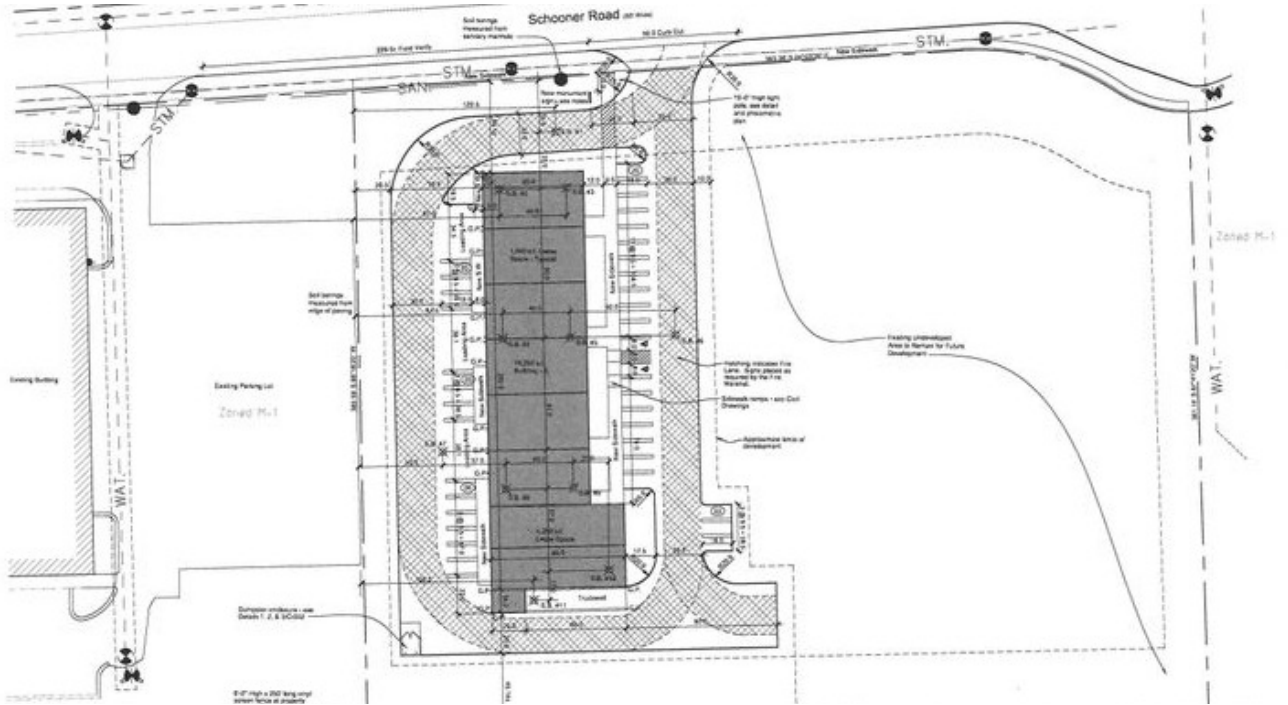
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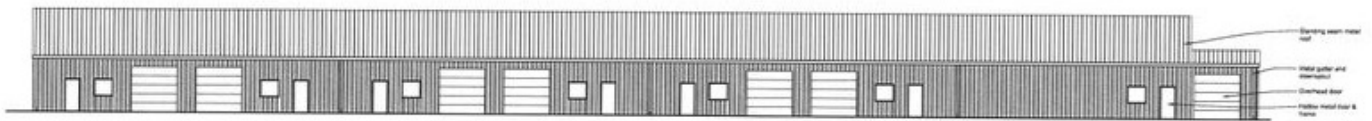
**SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"

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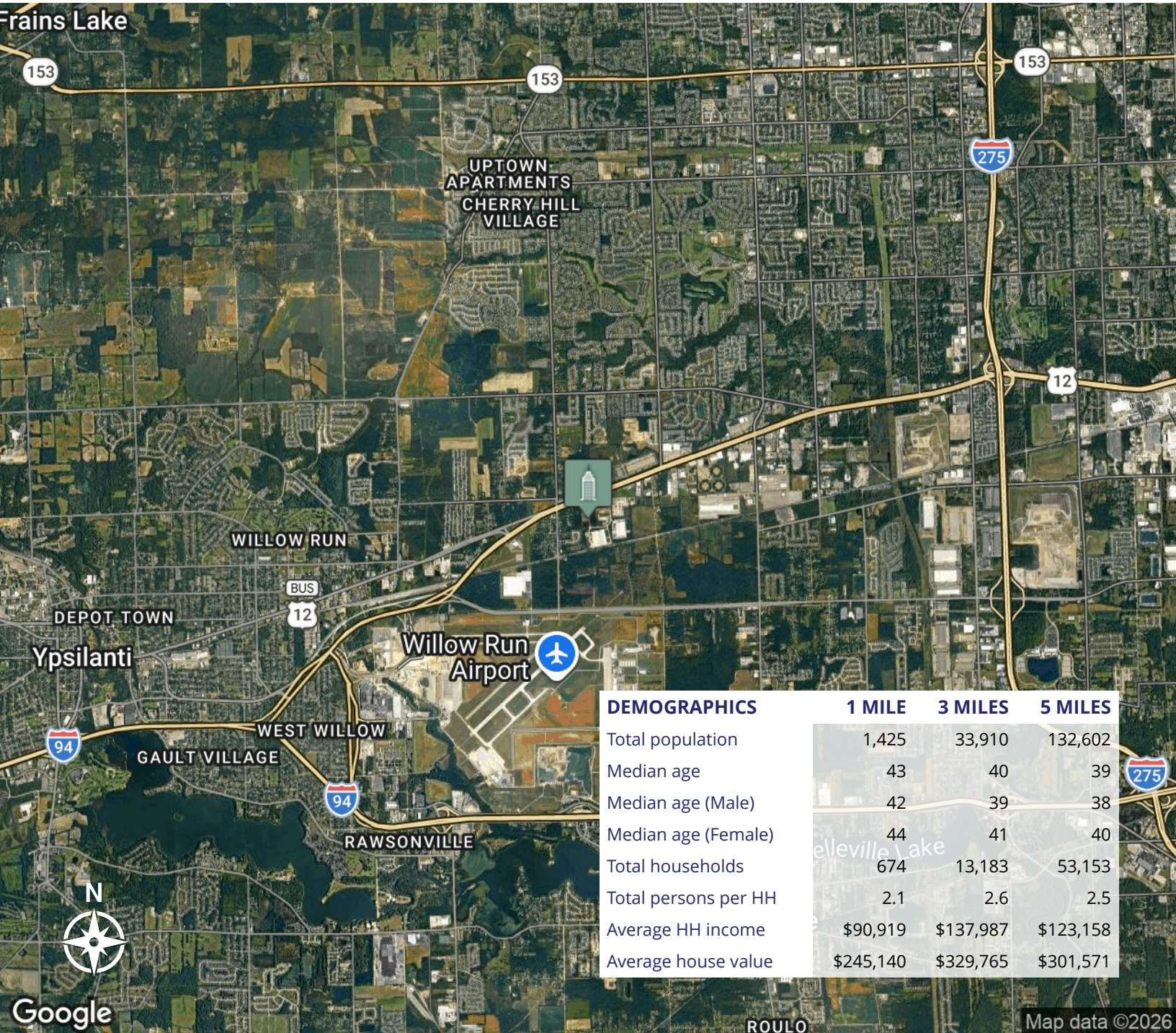
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