



Industrial For Sale or Lease

Property Name:

Location: 21220 Huron River Drive

City, State: Rockwood, MI

Cross Streets: Fort Street

County: Wayne

Zoning: M-2

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 45,951

Available Sq. Ft.: 45,951

Building Type:

Built

Available Shop Sq. Ft.: 45,951

Available Office Sq. Ft.: 0

Mezzanine: N/A

Office Dim: N/A

Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 14' - 52'

Grade Level Door(s): 1: 10 x 10

Truckwells or Docks: 4

Exterior Construction: N/A

Structural System: N/A

Air-Conditioning: N/A

Heating: N/A

Availability: Immediately

Power (Amps/Volts): 3-Phase, Heavy

Freestanding: Yes

Rail: Yes

Security: No

Interior: No

Lighting: N/A

Bay Sizes: N/A

Restrooms: N/A

Cranes: No

Parking: N/A

Year Built: 2023

Sprinklers: No

Signage: N/A

Exterior: Yes

Roof: N/A

Floors: N/A

Floor Drains: No

Acreage: 4.830

**Land
Dimensions:** N/A

PRICING INFORMATION

Lease Rate: \$4.95

Lease Type: NNN

Sale Price: \$2,300,000 (\$50.05/sqft)

Imprv Allow: N/A

Mthly Rate: N/A

Lease Term: N/A

Taxes: \$22,413.24 (2024)

Options: N/A

Deposit: N/A

TD: N/A

Parcel #: See Comments

Assessor #: N/A

Tenant Responsibility: N/A

COMMENTS

45,951 sq. ft. warehouse. New construction completed in 2023, with various clear heights between 14' - 52' and four loading docks. The property includes manufacturing, distribution, lab and fully renovated office space.

Parcel #: 52-009-99-0003-000, 52-009-04-0023-001



Broker: SIGNATURE ASSOCIATES

Agent(s):

Alex Timmis, (248) 359-0623, atimmis@signatureassociates.com

Brad Viergever, (248) 799-3146, bviergever@signatureassociates.com