



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

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	45,951	Available Shop Sq. Ft.:	45,951
Available Sq. Ft.:	45,951	Available Office Sq. Ft.:	0
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Freestanding:	Yes	Year Built:	2023
Clear Height:	14' - 52'	Rail:	Yes
Grade Level Door(s):	1: 10 x 10	Security:	No
Truckwells or Docks:	4	Interior:	No
Exterior Construction:	N/A	Lighting:	N/A
Structural System:	N/A	Bay Sizes:	N/A
Air-Conditioning:	N/A	Restrooms:	N/A
Heating:	N/A	Cranes:	No
Availability:	Immediately	Parking:	N/A
Power (Amps/Volts):	3-Phase, Heavy		
		Roof:	N/A
		Exterior:	Yes
		Floors:	N/A
		Floor Drains:	No
		Acreeage:	4.830
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$4.95	Mthly Rate:	N/A	Deposit:	N/A
Lease Type:	NNN	Lease Term:	N/A	TD:	N/A
Sale Price:	\$2,300,000 (\$50.05/sqft)	Taxes:	\$22,413.24 (2024)	Parcel #:	See Comments
Imprv Allow:	N/A	Options:	N/A	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):

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