INDUSTRIAL / FLEX SPACE FOR LEASE

2025 N Lapeer Road

Lapeer, Michigan 48446

M-24 Frontage with Direct Access to I-69 and Oakland County

Lease Individually or Together | NNN Charges Additional

LEASE RATE

$6.50/SF

NNN

PROPERTY FEATURES

- **Total Available:** 10,700 SF across two industrial and flex suites.
- **Flexible Configuration:** Lease 4,650 SF, 6,050 SF, or both together.
- **M-24 Frontage:** Strong corridor visibility along N Lapeer Road.
- **Drive-In Loading:** Two overhead doors support equipment and materials.
- **Clear Height:** Approximately 19 feet for racking, lifts, and equipment.
- **Shop Layout:** Functional warehouse and shop space for hands-on users.
- **Immediate Occupancy:** Available now with no waiting period.
- **Tenant Flexibility:** Works for one full-block user or two tenants.
- **Regional Access:** Reach toward I-69, Flint, Oakland County, and the Thumb.
- **Lease Structure:** $6.50/SF NNN; net charges are additional.

FOR MORE INFORMATION
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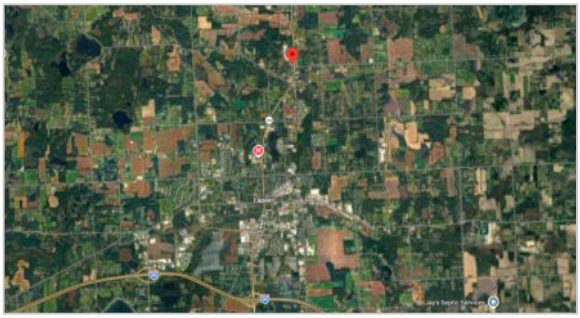
10,700
SQUARE FEET
AVAILABLE

LEASING SUMMARY

Flexible footprints for industrial and service operators

TOTAL AVAILABLE	SUITE 1	SUITE 2	LEASE RATE
10,700 SF	**4,650 SF**	**6,050 SF**	**$6.50/SF**
Two suites	$2,519/mo + NNN	$3,277/mo + NNN	NNN

2025 N Lapeer Road offers 10,700 square feet of industrial and flex space on the M-24 corridor in Lapeer. Two suites of 4,650 and 6,050 square feet can be leased individually or together, allowing a tenant to take only the footprint the operation needs. The building offers two drive-in overhead doors, approximately 19-foot clear height, and a functional warehouse and shop layout. Space is available for immediate occupancy. The lease rate is $6.50/SF NNN, with base rent starting at $2,519 per month plus net charges.



M-24 corridor aerial | Approximate property location

Lease Options

LEASE OPTION	SIZE	MONTHLY BASE RENT	ANNUAL BASE
Suite 1	4,650 SF	$2,519 + NNN	$30,225
Suite 2	6,050 SF	$3,277 + NNN	$39,325
Both Suites	10,700 SF	$5,796 + NNN	$69,550

Rate: $6.50/SF NNN. Monthly figures are base rent only; taxes, insurance, common area costs, and other net charges are additional.

- **Right-Sized Options:** Take 4,650 SF, 6,050 SF, or the full block.
- **Immediate Occupancy:** Space is ready now without a build-out delay.
- **Drive-In Access:** Overhead doors move equipment and vehicles directly inside.
- **Working Height:** Approximately 19 feet supports racking and equipment.
- **Corridor Visibility:** M-24 frontage gives a service user road presence.
- **Regional Reach:** Position supports I-69, Flint, Oakland County, and the Thumb.

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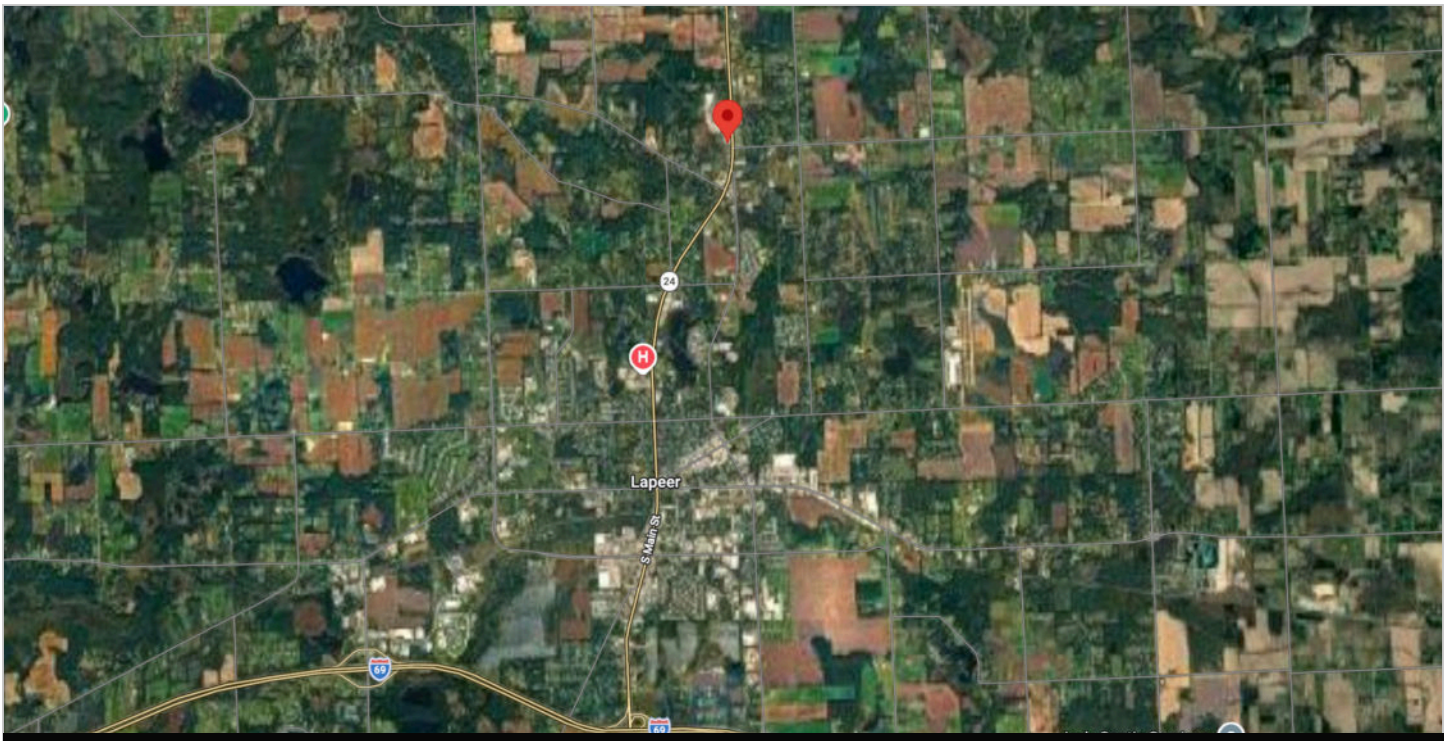
LOCATION AND TRADE AREA

M-24 corridor access in Lapeer



REGIONAL POSITION | M-24 CONNECTION TO LAPEER AND I-69

Why the Corridor Works

- **Service Territory:** Supports a reach across Lapeer County and beyond.
- **Highway Connection:** I-69 links east and west regional movement.
- **Oakland County:** M-24 runs south toward the Oakland County market.
- **Thumb Access:** Corridor opens north and east toward the Thumb.
- **Road Visibility:** Frontage gives an operator a findable address.
- **Regional Reach:** Position supports crews, service calls, and deliveries.

Access Summary: M-24 is the primary north-south corridor through Lapeer. The property offers road visibility and access toward I-69, Flint, Oakland County, and the Thumb region. Exact drive times, distances, traffic counts, and demographic figures should be independently verified before tenant underwriting.

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USE CASES AND TENANT PROFILES

Two distinct tenant paths

The flexible configuration serves two scales of tenant. A smaller operator can take one suite, while a larger user can take the full block. Both benefit from drive-in access, working clear height, and a functional shop layout. Specific uses remain subject to municipal zoning verification.

TRACK 1 | THE SINGLE-SUITE OPERATOR

RIGHT-SIZED OPERATING FOOTPRINT

At 4,650 or 6,050 square feet, one suite suits a contractor, service business, or specialty shop that needs working space, secure storage, and a road-visible address. Base rent starts at $2,519 per month plus NNN.

CANDIDATE TENANTS

- Contractor needing shop space, storage, and vehicle access.
- Automotive service or specialty shop.
- Equipment sales and service operation.
- Service business or flex office and industrial user.

WHY THE SPACE FITS

- **Right-Sized Entry:** Avoid paying for unused square footage.
- **Drive-In Access:** Move vehicles, equipment, and materials inside.
- **Road Presence:** M-24 frontage creates a visible address.
- **Ready Now:** Immediate occupancy supports a faster move.

TRACK 2 | THE FULL-BLOCK USER

ONE CONTIGUOUS 10,700 SF BLOCK

A tenant taking all 10,700 square feet receives one contiguous industrial and flex block with two drive-in doors and approximately 19-foot clear height. The full building is $5,796 per month base plus NNN.

CANDIDATE TENANTS

- Light manufacturing or assembly operation.
- Warehousing and distribution user.
- Storage-intensive business needing volume and height.
- Larger contractor or equipment operation consolidating space.

WHY THE SPACE FITS

- **Contiguous Block:** One user can occupy the full 10,700 SF.
- **Storage Volume:** Clear height supports cubic capacity.
- **Two Doors:** Dual access can separate material movement.
- **Distribution Position:** Regional access supports delivery routes.

Use verification: Prospective tenants should confirm zoning, permitted uses, utilities, measurements, and building condition before committing to a lease.

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EXTERIOR AND SITE PHOTOS

M-24 frontage and property approach

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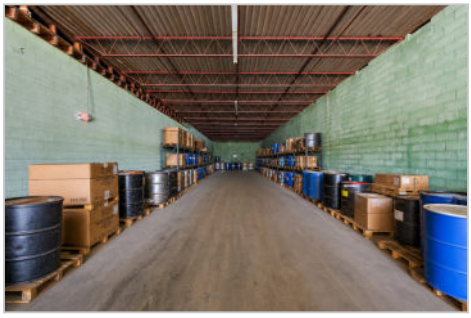
INTERIOR AND OPERATIONAL PHOTOS

Twelve selected views on one page

WAREHOUSE, DRIVE-IN ACCESS, AND SHOP / FLEX INTERIORS



OFFICE AND SUPPORT AREAS

DISCLAIMER

Quoted rates are base rent on a triple net basis; taxes, insurance, common area costs, utilities, and other net charges are additional and subject to confirmation in a lease. Square footages, ceiling heights, building details, access descriptions, and other information are approximate and are from sources believed reliable but are not verified or warranted by TDG Commercial Real Estate. Prospective tenants should independently verify all information, including measurements, zoning, permitted uses, utilities, operating expenses, and building condition. Availability, rates, and terms may change without notice. For informational purposes only; not an offer or professional advice.

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