



Industrial For Sale

Property Name: CST
Location: 6566 Sterling Drive South
City, State: Sterling Heights, MI
Cross Streets: Fifteen Mile Road & Mound Road
County: Macomb
Zoning: M-1

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	3,000
Total Building Sq. Ft.:	31,000	Available Shop Sq. Ft.:	28,000	Office Dim:	30 x 100
Available Sq. Ft.:	31,000	Available Office Sq. Ft.:	3,000	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1969 (Retrofit: 2016)
Clear Height:	15'7"	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	4: 12 x 14, 8 x 10	Security:	Yes	Signage:	N/A
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block	Lighting:	High Output Fluorescent	Roof:	N/A
Structural System:	N/A	Bay Sizes:	20x49	Floors:	6"
Air-Conditioning:	Office Rooftop	Restrooms:	Yes	Floor Drains:	Yes
Heating:	Gas Unit	Cranes:	No	Acreage:	4.750
Availability:	60 Days	Parking:	62	Land Dimensions:	N/A
Power (Amps/Volts):	1000 Amps, 277/480 Volts, Stepped down to 120/208 volts				

PRICING INFORMATION

Sale Price:	\$3,500,000 (\$112.90/sqft)	Deposit:	N/A	TD:	N/A
Taxes:	\$35,750.07 (2025/26)	Options:	N/A	Assessor #:	N/A
Parcel #:	10-33-326-001				

COMMENTS

- Walk-in coolers available
- 1,980 sq. ft. covered/fenced area in rear (30'x66')
- Separate block room in shop, 5,428 sq. ft. (118'x46')
- SW portion of lot is a part of the Big Beaver Creek
- Exhaust fans
- Floor drains & trench drains
- Vehicle wash bay
- Backup generator

Broker: SIGNATURE ASSOCIATES

Agent(s):

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