



Industrial For Lease

Property Name:
Location: 24536 Gibson Drive
City, State: Warren, MI
Cross Streets: Ten Mile Road & Hoover Road
County: Macomb
Zoning: M-2

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	8,400	Available Shop Sq. Ft.:	7,432
Available Sq. Ft.:	8,400	Available Office Sq. Ft.:	968
		Office Dim:	N/A
		Shop Dim:	60 x 118

PROPERTY INFORMATION

Freestanding:	Yes	Year Built:	1967
Clear Height:	18'	Rail:	No
Grade Level Door(s):	2: 12 x 14, 8 x 6	Security:	Yes
Truckwells or Docks:	0	Interior:	N/A
Exterior Construction:	Face Brick	Lighting:	LED
Structural System:	Block/Steel	Bay Sizes:	118 x 30
Air-Conditioning:	Offices	Restrooms:	5
Heating:	Forced Air	Cranes:	Yes, (1) Jib
Availability:	Immediately	Parking:	Ample
Power (Amps/Volts):	2000 Amps, 240 Volts, Buss Duct		
		Floor Drains:	Yes
		Acres:	0.574
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$6.95	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$10,118 (2025)	Deposit:	N/A
Lease Term:	-	Parcel #:	12-13-26-102-008	Assessor #:	N/A
		Imprv Allow:	N/A	Options:	N/A

Tenant Responsibility: N/A

COMMENTS

New paint, LED's and paved lot. Heavy power distribution. Additional second floor offices/storage not included in the square footage.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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