

SIGNATURE ASSOCIATES
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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

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

PROPERTY INFORMATION

Clear Height:	18'	**Freestanding:**	Yes	**Year Built:**	1967
Grade Level Door(s):	2: 12 x 14, 8 x 6	**Rail:**	No	**Sprinklers:**	No
Truckwells or Docks:	0	**Security:**	Yes	**Signage:**	None
Exterior Construction:	Face Brick	**Interior:**	N/A	**Exterior:**	N/A
Structural System:	Block/Steel	**Lighting:**	LED	**Roof:**	N/A
Air-Conditioning:	Offices	**Bay Sizes:**	118 x 30	**Floors:**	N/A
Heating:	Forced Air	**Restrooms:**	5	**Floor Drains:**	Yes
Availability:	Immediately	**Cranes:**	Yes, (1) Jib	**Acreage:**	0.574
Power (Amps/Volts):	2000 Amps, 240 Volts, Buss Duct	**Parking:**	Ample	**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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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.