

PRIME LIGHT INDUSTRIAL SPACE



PILOT

PROPERTY GROUP

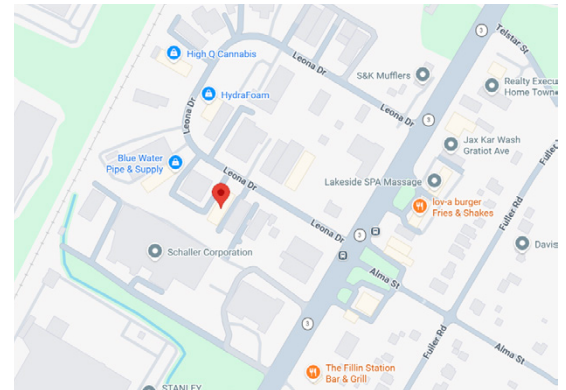
49679 LEONA DR, CHESTERFIELD, MI 48051

PROPERTY OVERVIEW:

Recently renovated, this 7,500 SF light industrial/flex building features 680 SF of finished office, 6,820 SF of open shop space, and a 680 SF mezzanine. Equipped with 3-phase power, two grade-level overhead doors, and a clear-span shop, the property is ideal for contractors, service businesses, or light manufacturing.

Conveniently located just off Gratiot Avenue between 21 Mile and 23 Mile Roads with excellent access throughout Macomb County and I-94. Available on a Gross Lease basis.

Property Type:	Industrial/Flex
Cross Streets:	West of Gratiot, just North of 22 Mile Road
Total Square Footage:	7,500
Office Square Footage:	680
Shop Square Footage:	6,820
Lot Size:	0.459 Acres
Parcel Size:	120' x 180'
Year Built:	1972
Zoning:	C-3
Ceiling Height:	15'
Grade Level Doors:	2
Power:	3 Phase
Parking Spaces:	10+
Heat Type:	Natural Gas/Radiant
Lease Rate:	\$12.50/SF
Lease Type:	Gross



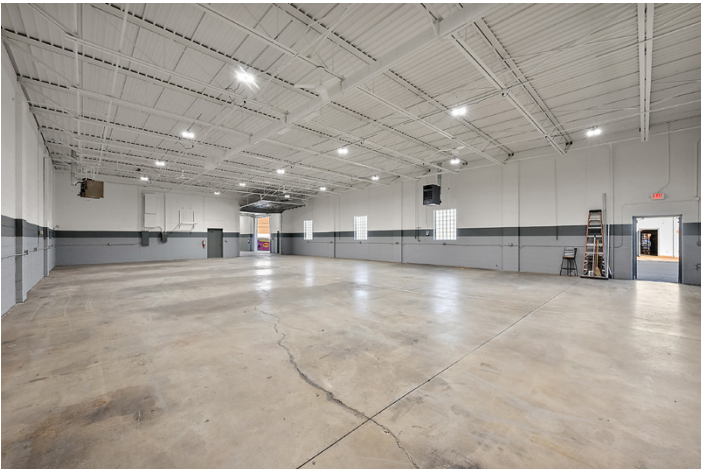
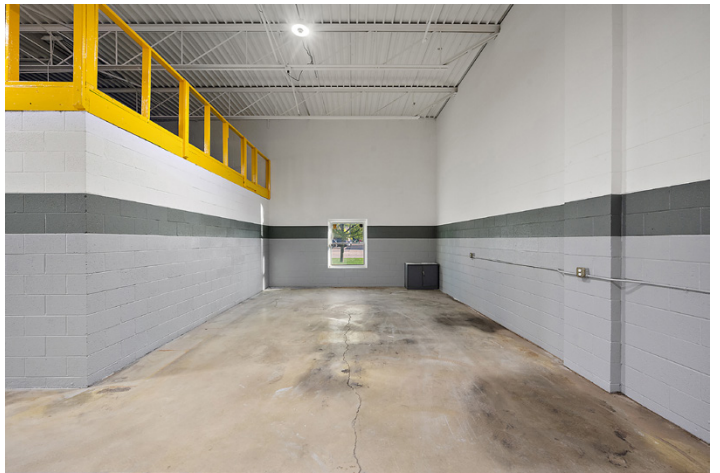
AGENT CONTACT INFO

TOM BLOUNT O: 586.254.0900 • C: 810.358.2992 • tom@pilotpg.com
JON WRIGHT O: 586.254.0900 • C: 810.858.7184 • jwright@pilotpg.com

Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

ADDITIONAL PHOTOS



Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

ADDITIONAL PHOTOS



Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com