



Office For Lease

Property Name:

Location: 32777 Warren Road

City, State: Garden City, MI

Cross Streets: W. of Merriman Rd.

County: Wayne

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	7,268	Total Available Sq. Ft.:	7,268	Class:	C
Typical Floor Plate:	7,268	Min / Max Cont. Sq. Ft.:	3,091 / 7,268	No. of Floors:	1

PROPERTY INFORMATION

Zoning:	C-3, General Business	Parking:	108
Exterior Construction:	Brick	Power:	Ample
Structural System:	Steel	Security Systems:	No
Roof:	Flat	Restrooms:	Yes
Floors / Covering:	Concrete / N/A	Sprinklers:	No
Heating:	Yes	Signage:	Building & Main Road
Air-Conditioning:	Yes	Delivery Area:	N/A
Ceiling Height:	10' - 15'	Date Available:	Immediate
Year Built:	1974 (Retrofit: 2025)	Acreage:	1.24

Current Tenants:

PRICING INFORMATION

Lease Rate:	Contact Broker	Rentable/Usable:	N/A	Impr Allowance:	N/A
Lease Term:	7-10 Years	Total Taxes:	\$14,993.29 (2025/26)	Deposit:	N/A
Options:	N/A	Parcel #:	35-002-99-0004-005		

Tenant Responsibility:

Comments: New "Class A" Premium stand-alone building opportunity. Can accommodate office, medical, or retail uses. New mechanicals, new parking lot, new landscaping. Exterior development complete. Main road and building signage available. 10' x 12' grade level door. Ready to be built out to suit your requirements.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Jason Stough, (248) 948-4180, jstough@signatureassociates.com