



Industrial For Sale or Lease

Property Name: Diamond Case
Location: 37900 Mound Road
City, State: Sterling Heights, MI
Cross Streets: Metro Parkway
County: Macomb
Zoning: M-1

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	4,000
Total Building Sq. Ft.:	53,704	Available Shop Sq. Ft.:	39,104
Available Sq. Ft.:	53,704	Available Office Sq. Ft.:	14,600
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

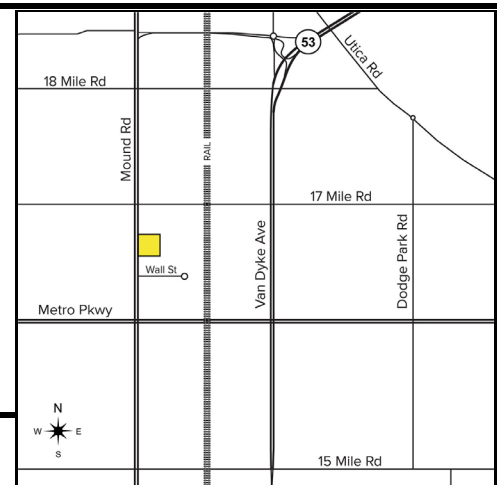
Freestanding:	Yes	Year Built:	1974 (Retrofit: 2010)
Clear Height:	22' - 32'	Rail:	No
Grade Level Door(s):	5: 14 x 16, 14 x 20	Security:	Yes
Truckwells or Docks:	2	Interior:	No
Exterior Construction:	Brick/Block/Metal	Lighting:	Metal Halide
Structural System:	Steel	Bay Sizes:	Up to 60'
Air-Conditioning:	Forced Air	Restrooms:	Yes
Heating:	HVAC	Cranes:	Yes, (7) Cranes
Availability:	60 Days	Parking:	75
Power (Amps/Volts):	2000 Amps, 480 Volts, 3-Phase	Roof:	Flat
		Floors:	6"/Enford
		Floor Drains:	Yes
		Acreage:	3.580
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$9.95	Mthly Rate:	N/A	Deposit:	N/A
Lease Type:	NNN	Lease Term:	N/A	TD:	N/A
Sale Price:	\$7,250,000 (\$135.00/sqft)	Taxes:	\$101,444.30 (2025)	Parcel #:	10-10-21-301-006
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

Fenced outside storage with 4,000 sq. ft. warehouse, two-story first class office, primary power with buss radiant heat, air lines and compressor. (7) Cranes: (1) 3-Ton, (2) 5-Ton, and (4) 10-Ton. Very attractive, modern and clean.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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