



Industrial For Lease

Property Name:

Location: 22827-22845 Hoover Road, Unit: #22827

City, State: Warren, MI

Cross Streets: Nine Mile Road

County: Macomb

Zoning: M-2

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 24,302

Available Sq. Ft.: 7,100

Building Type:

Built

Available Shop Sq. Ft.: 6,300

Available Office Sq. Ft.: 800

Mezzanine: N/A

Office Dim: N/A

Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 12'

Grade Level Door(s): 1: 12 x 12

Truckwells or Docks: 0

Exterior Construction: Masonry

Structural System: N/A

Air-Conditioning: Office

Heating: Radiant Tube

Availability: Immediately

Power (Amps/Volts): 1000 Amps, 240 Volts, 3-Phase, Buss duct

Multi-Tenant: Yes

Rail: No

Security: No

Interior: N/A

Lighting: N/A

Bay Sizes: 50' x 75'

Restrooms: Multiple

Cranes: No

Parking: Ample/Fenced

Year Built: 1960

Sprinklers: Yes

Signage: N/A

Exterior: N/A

Roof: N/A

Floors: N/A

Floor Drains: Yes

Acreage: 0.624

**Land
Dimensions:** N/A

PRICING INFORMATION

Lease Rate: \$7.50

Lease Type: Modified Gross

Lease Term: N/A

Mthly Rate: N/A

Taxes: \$0.76/SF (2025)

Parcel #: 12-13-34-227-049

Imprv Allow: N/A

TD: N/A

Deposit: N/A

Assessor #: N/A

Options: N/A

Tenant Responsibility: N/A

COMMENTS

Great shop space. Well-maintained building.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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