# 6465 EIGHTEEN MILE ROAD
## STERLING HEIGHTS, MICHIGAN

## INDUSTRIAL FOR LEASE
## 11,720 / 15,760 Square Feet Available

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS




## PROPERTY FEATURES

- 11,720 / 15,760 square feet available
  - 11,720 sq. ft. unit includes, (1) 12’ x 12’ grade level door, (1) truckwell and 2,000 sq. ft. office
  - 15,760 sq. ft. unit includes, (1) 12’ x 12’ grade level door, no bathroom or office
- 18’ clear height
- Excellent main road frontage
- Owner occupies half of the building and will switch sides to meet tenant needs
- Front and rear parking
- Zoned M2
- Lease Rate: $11.95/sq. ft. Gross (11,720 sq. ft. unit)
  Contact broker for 15,760 sq. ft. unit price




For more information, please contact:

**PAUL HOGE**
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**KRIS PAWLOWSKI**
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**SIGNATURE ASSOCIATES**
One Towne Square, Suite 1200
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 6465 Eighteen Mile Road – Sterling Heights, Michigan

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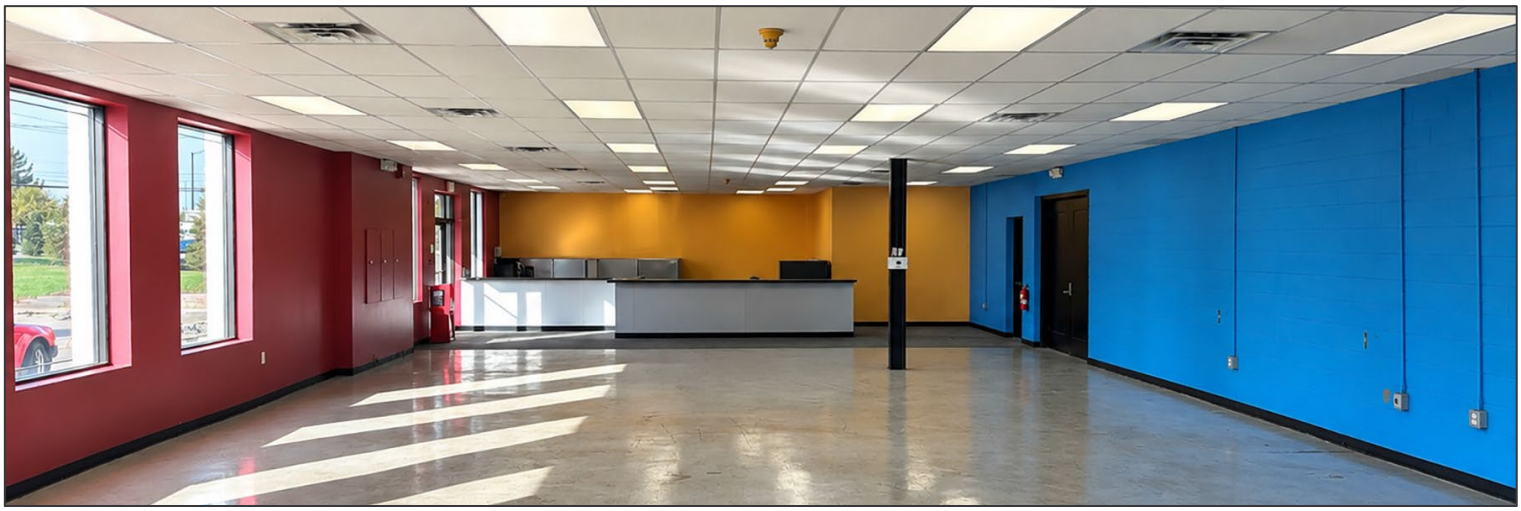
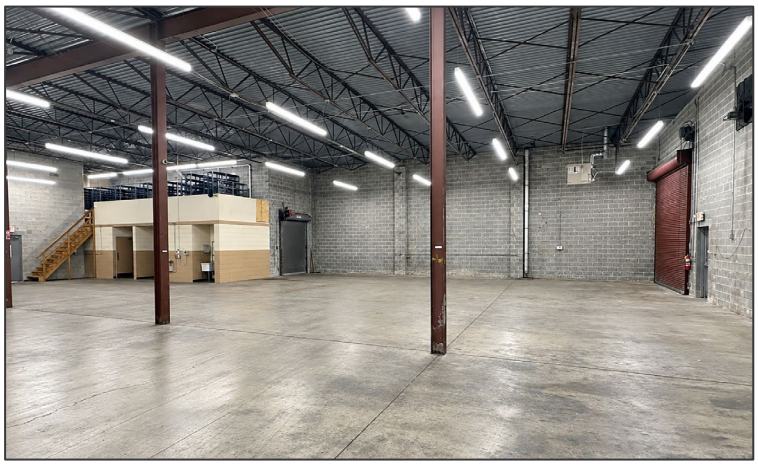
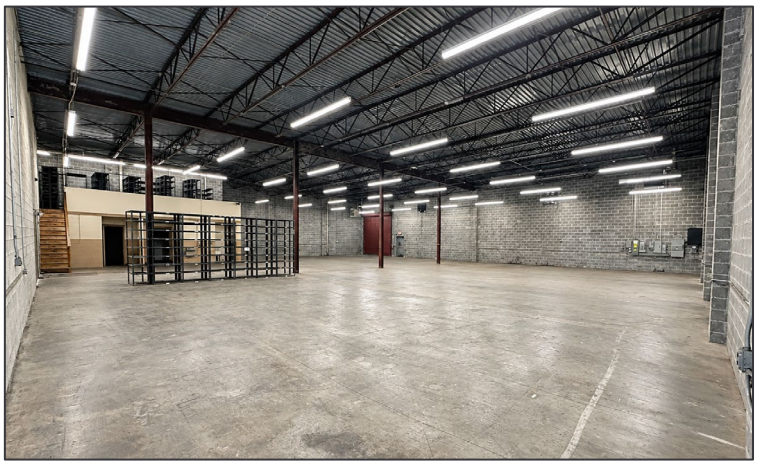
## WEST SIDE WITH TRUCKWELL







## EAST SIDE WITHOUT TRUCKWELL

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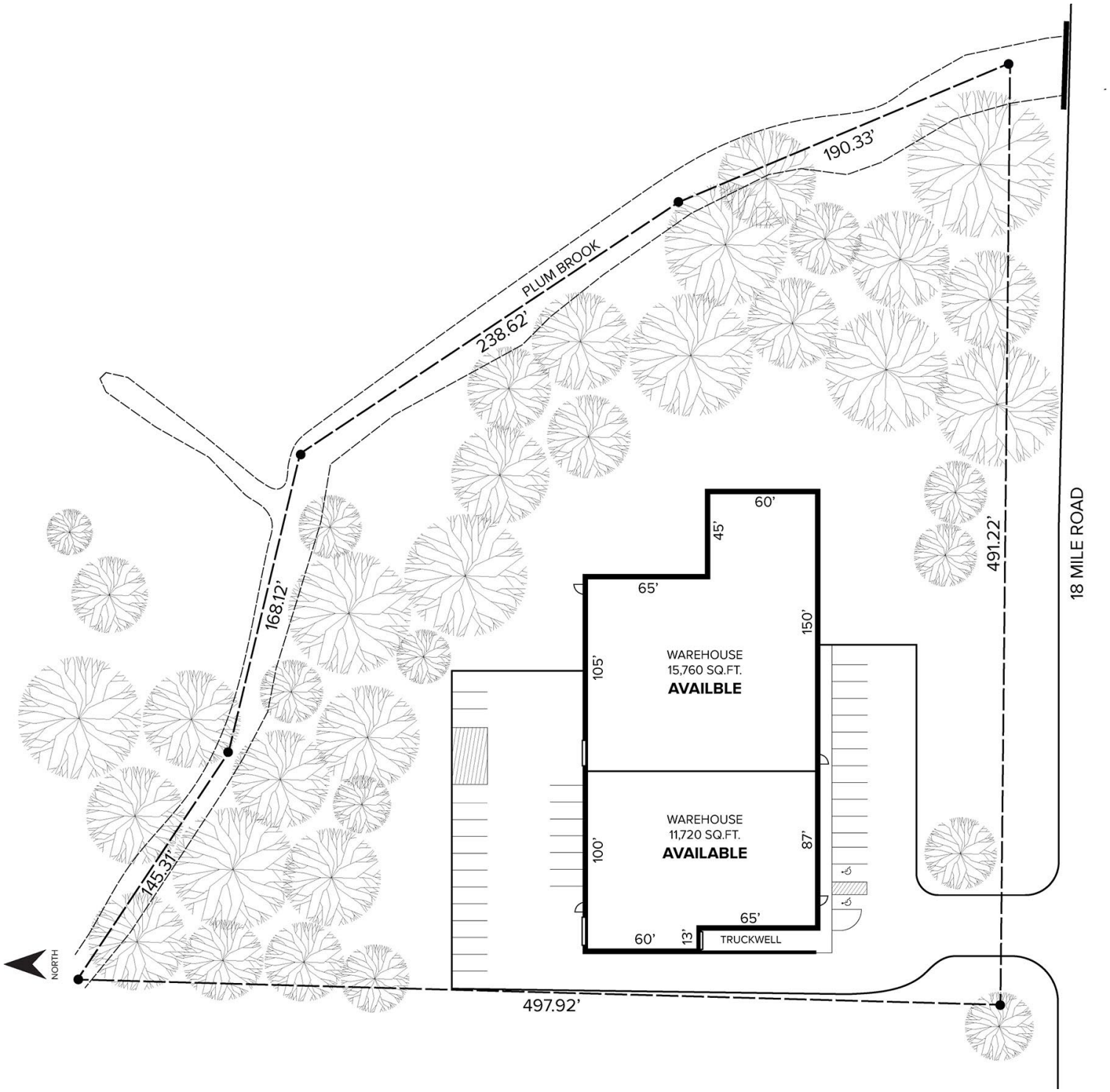
Site Plan





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### Aerial




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