

SIGNATURE ASSOCIATES
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Industrial For Lease

Property Name: KBC Tools
Location: 6465 Eighteen Mile Road
City, State: Sterling Heights, MI
Cross Streets: E. of Mound Road
County: Macomb
Zoning: M2

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	27,480	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	11,720 - 15,760	**Available Shop Sq. Ft.:**	9,720 - 15,760	**Office Dim:**	N/A
		Available Office Sq. Ft.:	2,000	**Shop Dim:**	N/A

PROPERTY INFORMATION

Clear Height:	18'	**Multi-Tenant:**	Yes	**Year Built:**	1985
Grade Level Door(s):	2: 12 x 14	**Rail:**	No	**Sprinklers:**	No
Truckwells or Docks:	1	**Security:**	Yes	**Signage:**	Yes, main road
Exterior Construction:	Block	**Interior:**	No	**Exterior:**	Yes
Structural System:	Steel	**Lighting:**	Fluorescent/T5	**Roof:**	N/A
Air-Conditioning:	Office Rooftop	**Bay Sizes:**	49 x 49	**Floors:**	N/A
Heating:	Gas Units	**Restrooms:**	Yes	**Floor Drains:**	No
Availability:	60 Days	**Cranes:**	No	**Acreage:**	3.730
Power (Amps/Volts):	N/A	**Parking:**	See Comments	**Land Dimensions:**	Irregular

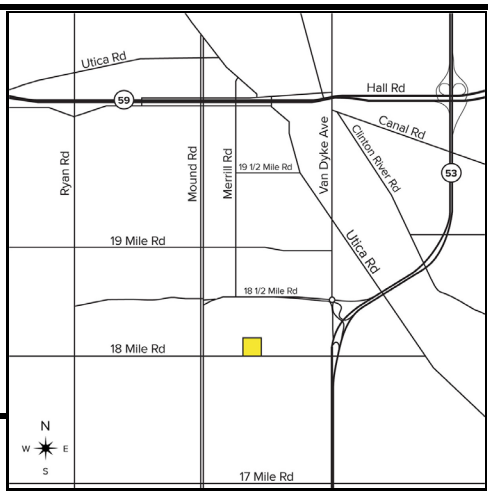
PRICING INFORMATION

Lease Rate:	$11.95	**Mthly Rate:**	$11,671.17/mo	**TD:**	N/A
Lease Type:	Gross	**Taxes:**	N/A	**Deposit:**	2 Months
Lease Term:	5 Year(s)	**Parcel #:**	10-10-09-300-033	**Assessor #:**	N/A
		Imprv Allow:	N/A	**Options**	N/A

Tenant Responsibility: N/A

COMMENTS

- Excellent main road facility with a dock
- Owner occupies half of the building and will switch sides to meet tenant needs



Broker: **SIGNATURE** ASSOCIATES

Agent(s):

Paul Hoge, (248) 948-0103, paulhoge@signatureassociates.com
Kris Pawlowski, (248) 359-3801, kpawlowski@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.