



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
Available Sq. Ft.: 11,720 - 15,760

Building Type: Built
Available Shop Sq. Ft.: 9,720 - 15,760
Available Office Sq. Ft.: 2,000

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 18'
Grade Level Door(s): 2: 12 x 14
Truckwells or Docks: 1
Exterior Construction: Block
Structural System: Steel
Air-Conditioning: Office Rooftop
Heating: Gas Units
Availability: 60 Days
Power (Amps/Volts): N/A

Multi-Tenant: Yes
Rail: No
Security: Yes
Interior: No
Lighting: Fluorescent/T5
Bay Sizes: 49 x 49
Restrooms: N/A
Cranes: No
Parking: 20, Shared

Year Built: 1985
Sprinklers: No
Signage: Yes, main road
Exterior: Yes
Roof: N/A
Floors: N/A
Floor Drains: No
Acreage: 3.730
Land Dimensions: Irregular

PRICING INFORMATION

Lease Rate: \$11.95
Lease Type: Gross
Lease Term: 5 Year(s)

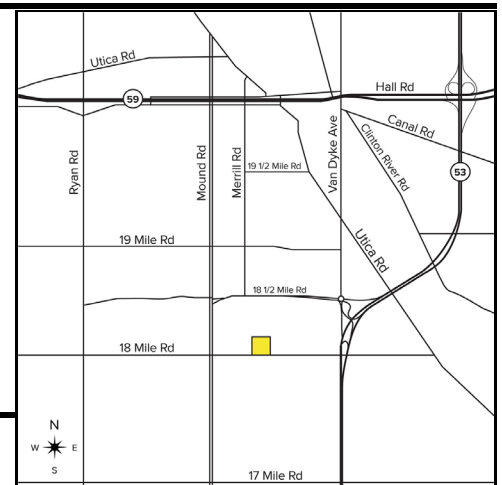
Mthly Rate: \$11,671.17/mo
Taxes: N/A
Parcel #: 10-10-09-300-033
Imprv Allow: N/A

TD: N/A
Deposit: 2 Months
Assessor #: N/A
Options: N/A

Tenant Responsibility: N/A

COMMENTS

- Excellent main road facility with a dock
- Clean warehouse space with only one column
- Front and rear parking



Broker: SIGNATURE ASSOCIATES

Agent(s):

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