



Industrial For Sublease

Property Name:

Location: 151 Lafayette Street

City, State: Mt. Clemens, MI

Cross Streets: Groesbeck Highway

County: Macomb

Zoning: Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	674,432	Available Shop Sq. Ft.:	103,288	Office Dim:	N/A
Available Sq. Ft.:	103,288	Available Office Sq. Ft.:	To Suit	Shop Dim:	N/A

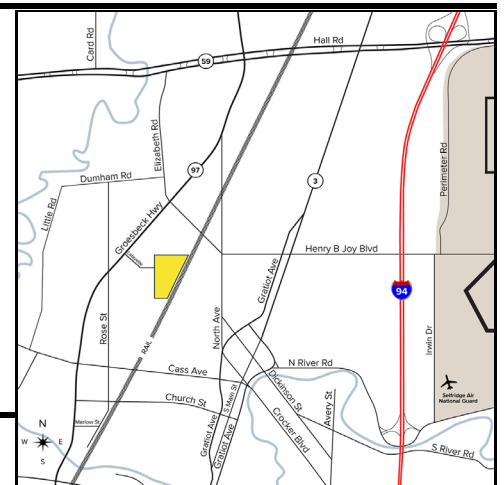
PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1958 (Retrofit: 2002)
Clear Height:	14' - 40'	Rail:	Yes, C & N Spur	Sprinklers:	Yes
Grade Level Door(s):	2: 12 x 16	Security:	Yes	Signage:	Yes
Truckwells or Docks:	2	Interior:	No	Exterior:	Yes
Exterior Construction:	Brick/Metal	Lighting:	T-5	Roof:	Metal
Structural System:	Steel	Bay Sizes:	110' x 290'	Floors:	Concrete
Air-Conditioning:	No	Restrooms:	Men & Women	Floor Drains:	No
Heating:	Air Rotation	Cranes:	Yes, 10-Ton	Acreage:	38.470
Availability:	Immediately	Parking:	100	Land Dimensions:	N/A
Power (Amps/Volts):	1200 Amps, 480 Volts, Primary Power, 3-Phase				

PRICING INFORMATION

Lease Rate:	\$5.50	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$0.34/SF (2024)	Deposit:	N/A
Lease Term:	4 Year(s)	Parcel #:	11-11-157-003	Assessor #:	N/A
Sublease Term:	thru 8/1/2030	Imprv Allow:	N/A	Options	N/A
Tenant Responsibility:	N/A				

COMMENTS

All amenities of a first-class manufacturing/warehousing facility. Electrical and air distribution throughout. Sublease thru 08/01/2030.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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