



Industrial For Lease

Property Name: Tri-County Commerce Center I
Location: 1400 E. Ten Mile Road
City, State: Hazel Park, MI
Cross Streets: I-696 & I-75
County: Oakland
Zoning: Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	5,788
Total Building Sq. Ft.:	581,560	Available Shop Sq. Ft.:	49,967 - 224,412	Office Dim:	N/A
Available Sq. Ft.:	54,694 - 292,710	Available Office Sq. Ft.:	4,727 - 13,604	Shop Dim:	N/A
PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	2017
Clear Height:	32'	Rail:	No	Sprinklers:	ESFR
Grade Level Door(s):	2: 13 x 14	Security:	Yes	Signage:	Yes
Truckwells or Docks:	15	Interior:	No	Exterior:	Yes
Exterior Construction:	Precast	Lighting:	LED	Roof:	Membrane
Structural System:	Steel	Bay Sizes:	52' x 50', 52' x 60'	Floors:	7"-8" Concrete
Air-Conditioning:	Office	Restrooms:	Men & Women	Floor Drains:	No
Heating:	Cambridge	Cranes:	No	Acreage:	120.000
Availability:	March 2026	Parking:	100	Land Dimensions:	N/A
Power (Amps/Volts):	1000 Amps, 480 Volts				

PRICING INFORMATION

Lease Rate:	\$8.25	Mthly Rate:	\$157,686.00/mo	TD:	N/A
Lease Type:	NNN	Taxes:	N/A	Deposit:	2 Months
Lease Term:	5-10 Year(s)	Parcel #:	25-25-226-003	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: 2025 NNN Charges \$3.24/sf

COMMENTS

Great access to I-696 & I-75. Bays: 52' x 50' & 52' x 60'. Great warehouse and/or manufacturing building. 53 additional dock doors can be equipped.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Joe Hamway, (248) 948-0113, jhamway@signatureassociates.com
 Greg Hudás, (248) 799-3162, ghudas@signatureassociates.com