



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

Total Building Sq. Ft.: 581,560
Available Sq. Ft.: 54,694 - 292,710

Building Type: Built
Available Shop Sq. Ft.: 49,967 - 224,412
Available Office Sq. Ft.: 4,727 - 13,604

Mezzanine: 5,788
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 32'
Grade Level Door(s): 2: 13 x 14
Truckwells or Docks: 15
Exterior Construction: Precast
Structural System: Steel
Air-Conditioning: Office
Heating: Cambridge
Availability: March 2026
Power (Amps/Volts): 1000 Amps, 480 Volts

Multi-Tenant: Yes
Rail: No
Security: Yes
Interior: No
Lighting: LED
Bay Sizes: 52' x 50', 52' x 60'
Restrooms: Men & Women
Cranes: No
Parking: 100

Year Built: 2017
Sprinklers: ESFR
Signage: Yes
Exterior: Yes
Roof: Membrane
Floors: 7"-8" Concrete
Floor Drains: No
Acreage: 120.000
Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$8.95
Lease Type: NNN
Lease Term: 5-10 Year(s)

Mthly Rate: \$157,686.00/mo
Taxes: N/A
Parcel #: 25-25-226-003
Imprv Allow: N/A

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

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