



## Industrial For Lease

**Property Name:** Forterra Industrial Park  
**Location:** 24400-24500 Forterra Drive, Unit: #24400  
**City, State:** Warren, MI  
**Cross Streets:** Ten Mile Road & Hoover Road  
**County:** Macomb  
**Zoning:** M-2

### BUILDING SIZE / AVAILABILITY

|                                |        |                                  |        |
|--------------------------------|--------|----------------------------------|--------|
| <b>Building Type:</b>          | Built  | <b>Mezzanine:</b>                | N/A    |
| <b>Total Building Sq. Ft.:</b> | 20,825 | <b>Available Shop Sq. Ft.:</b>   | 10,000 |
| <b>Available Sq. Ft.:</b>      | 10,300 | <b>Available Office Sq. Ft.:</b> | 300    |
|                                |        | <b>Office Dim:</b>               | N/A    |
|                                |        | <b>Shop Dim:</b>                 | N/A    |

### PROPERTY INFORMATION

|                               |                     |                         |             |
|-------------------------------|---------------------|-------------------------|-------------|
| <b>Multi-Tenant:</b>          | Yes                 | <b>Year Built:</b>      | 1986        |
| <b>Clear Height:</b>          | 14'                 | <b>Rail:</b>            | No          |
| <b>Grade Level Door(s):</b>   | 1: 12 x 12          | <b>Security:</b>        | No          |
| <b>Truckwells or Docks:</b>   | 1                   | <b>Interior:</b>        | No          |
| <b>Exterior Construction:</b> | Face Brick          | <b>Lighting:</b>        | LED         |
| <b>Structural System:</b>     | Block/Steel         | <b>Bay Sizes:</b>       | N/A         |
| <b>Air-Conditioning:</b>      | Office              | <b>Restrooms:</b>       | Multiple    |
| <b>Heating:</b>               | Tube                | <b>Cranes:</b>          | No          |
| <b>Availability:</b>          | Immediately         | <b>Parking:</b>         | Fenced Yard |
| <b>Power (Amps/Volts):</b>    | 600 Amps, 240 Volts | <b>Roof:</b>            | Rubber      |
|                               |                     | <b>Floors:</b>          | N/A         |
|                               |                     | <b>Floor Drains:</b>    | Yes         |
|                               |                     | <b>Acreage:</b>         | 1.790       |
|                               |                     | <b>Land Dimensions:</b> | N/A         |

### PRICING INFORMATION

|                    |        |                     |               |                    |     |
|--------------------|--------|---------------------|---------------|--------------------|-----|
| <b>Lease Rate:</b> | \$6.95 | <b>Mthly Rate:</b>  | N/A           | <b>TD:</b>         | N/A |
| <b>Lease Type:</b> | NNN    | <b>Taxes:</b>       | N/A           | <b>Deposit:</b>    | N/A |
| <b>Lease Term:</b> | -      | <b>Parcel #:</b>    | 13-26-203-003 | <b>Assessor #:</b> | N/A |
|                    |        | <b>Imprv Allow:</b> | N/A           | <b>Options:</b>    | N/A |

**Tenant Responsibility:** N/A

### COMMENTS

Clean, well-maintained industrial space. Access to a truck dock and a fenced storage yard. Offices can be reconfigured or reduced to suit tenant's needs.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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