



Industrial For Lease

Property Name: Tri-County Commerce Center II
Location: 1420 E. Ten Mile Road, Unit: #250
City, State: Hazel Park, MI
Cross Streets: I-696 & I-75
County: Oakland
Zoning: Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 655,256	Building Type: Built	Mezzanine: N/A
Available Sq. Ft.: 97,840	Available Shop Sq. Ft.: 91,793	Office Dim: N/A
	Available Office Sq. Ft.: 6,047	Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 32'	Multi-Tenant: Yes	Year Built: 2019
Grade Level Door(s): 1: 13 x 14	Rail: No	Sprinklers: ESFR
Truckwells or Docks: 16	Security: Yes	Signage: Yes
Exterior Construction: Precast	Interior: No	Exterior: Yes
Structural System: Steel	Lighting: LED	Roof: Membrane
Air-Conditioning: Office	Bay Sizes: 52' x 50', 52' x 60'	Floors: 7"-8" Concrete
Heating: Gas Forced Air	Restrooms: Men & Women	Floor Drains: No
Availability: January 2027	Cranes: No	Acreage: 36.200
Power (Amps/Volts): A: 400, V: 480/277	Parking: 80	Land Dimensions: N/A

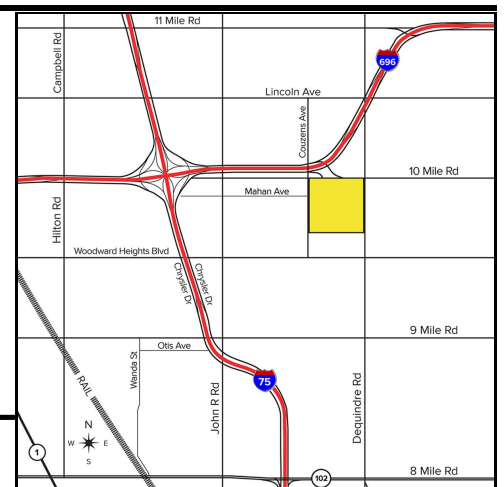
PRICING INFORMATION

Lease Rate: \$8.95	Mthly Rate: N/A	TD: N/A
Lease Type: NNN	Taxes: TBD	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: NNN Charges 2026: \$3.33/sq. ft.

COMMENTS

Great access to I-696 & I-75. Bays: 52' x 50' & 52' x 60'. 10 Docks are equipped. Additional trailer parking available.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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