

SIGNATURE ASSOCIATES
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Industrial For Sale or Lease

Property Name:
Location: 52365 Gratiot Avenue
City, State: Chesterfield Twp., MI
Cross Streets: Twenty-Three Mile Road
County: Macomb
Zoning: M-2, Heavy Ind.

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	52,500	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	13,000 - 52,500	**Available Shop Sq. Ft.:**	11,000 - 47,000	**Office Dim:**	N/A
		Available Office Sq. Ft.:	2,000 - 5,500	**Shop Dim:**	N/A

PROPERTY INFORMATION

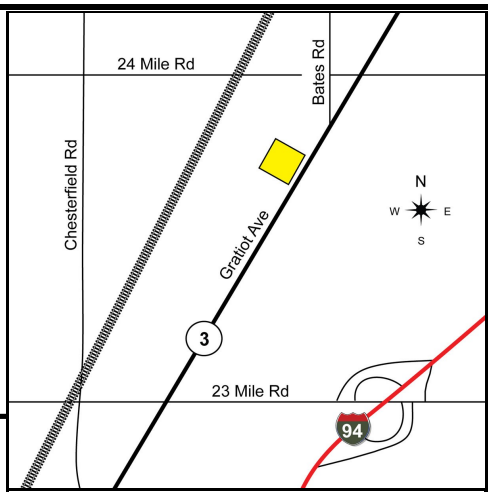
Clear Height:	14' - 20'	**Freestanding:**	Yes	**Year Built:**	1960 (Retrofit: 1987)
Grade Level Door(s):	3: 12 x 14	**Rail:**	No	**Sprinklers:**	No
Truckwells or Docks:	4	**Security:**	No	**Signage:**	N/A
Exterior Construction:	N/A	**Interior:**	No	**Exterior:**	Yes
Structural System:	Steel/Block	**Lighting:**	Fluorescent	**Roof:**	N/A
Air-Conditioning:	No	**Bay Sizes:**	N/A	**Floors:**	N/A
Heating:	Gas Forced Air	**Restrooms:**	Multiple	**Floor Drains:**	Yes
Availability:	Immediately	**Cranes:**	No	**Acreage:**	7.960
Power (Amps/Volts):	240 Volts	**Parking:**	Heavy	**Land Dimensions:**	N/A

PRICING INFORMATION

Lease Rate:	$4.00 - $4.50	**Mthly Rate:**	N/A	**Deposit:**	N/A
Lease Type:	NNN	**Lease Term:**	-	**TD:**	N/A
Sale Price:	N/A	**Taxes:**	$24,630.47 (2024)	**Parcel #:**	009-017-201-009-00-00
Imprv Allow:	N/A	**Options:**	N/A	**Assessor #:**	N/A
Tenant Responsibility:	N/A				

COMMENTS

Main road frontage on Gratiot with quick access to the I-94 expressway. Major renovations and improvements underway, including: new roof, paint, offices, doors, windows, truck docks, and levelers. Larger over-sized lot with room for paved outdoor storage. Landlord is flexible with demising off various square footages to lease. Property offers potential for redevelopment.



Broker: **SIGNATURE** ASSOCIATES

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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.