



Industrial For Lease

Property Name: 10 & Ryan Business Center
Location: 3689-3781 Ten Mile Road
City, State: Warren, MI
Cross Streets: Ryan Rd.
County: Macomb
Zoning: M-2

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 38,331
Available Sq. Ft.: 6,850 - 13,725

Building Type: Built
Available Shop Sq. Ft.: 6,850 - 13,725
Available Office Sq. Ft.: To Suit

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 15'
Grade Level Door(s): 3: 10 x 12
Truckwells or Docks: 0
Exterior Construction: Block/Brick
Structural System: Steel
Air-Conditioning: Office
Heating: Gas Forced Air
Availability: Immediately
Power (Amps/Volts): 400 Amps, 240 Volts

Multi-Tenant: Yes
Rail: No
Security: Yes
Interior: N/A
Lighting: Fluor./M. Hal.
Bay Sizes: N/A
Restrooms: Yes
Cranes: Yes
Parking: 20, Ample

Year Built: 1988
Sprinklers: No
Signage: Yes
Exterior: N/A
Roof: Rubber
Floors: 6" Concrete
Floor Drains: No
Acreage: 0.960
Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: See Comments
Lease Type: Gross
Lease Term: 3-5 Year(s)

Mthly Rate: See Comments
Taxes: TBD
Parcel #: 13-19-477-036
Imprv Allow: N/A

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

Tenant Responsibility: Utilities, Maintenance & Liability Insurance (naming Landlord as additional insured)

COMMENTS

- 3771-3781 E. 10 Mile Road - 6,850 sq. ft. / \$6,500 per month Gross / Available 11/2025
 - 3689-3693 E. 10 Mile Road - 6,850 sq. ft. / \$6,950 per month Gross / Available 3/2026

Well maintained multi-tenant unit with easy freeway access. Lease rate with annual increases.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Chris Monsour, (248) 948-0107, cmonsour@signatureassociates.com
 Paul Saad, (248) 359-0652, psaad@signatureassociates.com