



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

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	38,331	Available Shop Sq. Ft.:	6,850 - 13,725
Available Sq. Ft.:	6,850 - 13,725	Available Office Sq. Ft.:	To Suit
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Multi-Tenant:	Yes	Year Built:	1988
Clear Height:	15'	Rail:	No
Grade Level Door(s):	3: 10 x 12	Security:	Yes
Truckwells or Docks:	0	Interior:	N/A
Exterior Construction:	Block/Brick	Lighting:	Fluor./M. Hal.
Structural System:	Steel	Bay Sizes:	N/A
Air-Conditioning:	Office	Restrooms:	Yes
Heating:	Gas Forced Air	Cranes:	Yes
Availability:	Immediately	Parking:	20, Ample
Power (Amps/Volts):	400 Amps, 240 Volts	Roof:	Rubber
		Floors:	6" Concrete
		Floor Drains:	No
		Acreage:	0.960
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	See Comments	Mthly Rate:	See Comments	TD:	N/A
Lease Type:	Gross	Taxes:	TBD	Deposit:	2 Months
Lease Term:	3-5 Year(s)	Parcel #:	13-19-477-036	Assessor #:	N/A
		Imprv Allow:	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):

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