



Industrial For Lease

Property Name: Forterra Industrial Park - Building 6
Location: 24834-24900 Forterra Drive, Unit: #24900
City, State: Warren, MI
Cross Streets: W. of Schoenherr, S. of 10 Mile
County: Macomb
Zoning: M-2

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 21,825	Building Type: Built	Mezzanine: N/A
Available Sq. Ft.: 2,625	Available Shop Sq. Ft.: 2,425	Office Dim: N/A
	Available Office Sq. Ft.: 200	Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 12'	Multi-Tenant: Yes	Year Built: 1988 (Retrofit: 2022)
Grade Level Door(s): 1: 8 x 10	Rail: No	Sprinklers: No
Truckwells or Docks: 0	Security: Yes	Signage: Monument
Exterior Construction: Face Brick	Interior: N/A	Exterior: N/A
Structural System: Block/Steel	Lighting: New - LED	Roof: Rubber Mmbrn
Air-Conditioning: 100%	Bay Sizes: 80' x 50'	Floors: N/A
Heating: Forced Air	Restrooms: Multiple	Floor Drains: No
Availability: Immediately	Cranes: No	Lot Size: 1.840 acre(s)
Power (Amps/Volts): 400 Amps, 240 Volts	Parking: Ample	Land Dimensions: 638 x 223

PRICING INFORMATION

Lease Rate: \$6.60	Mthly Rate: N/A	TD: N/A
Lease Type: NNN	Taxes: N/A	Deposit: 2 Months
Lease Term: -	Parcel #: 12-13-26-203-004	Assessor #: N/A
	Imprv Allow: N/A	Options: N/A

Tenant Responsibility: N/A

COMMENTS

Rare clean smaller industrial unit with 10 Mile Road. frontage. Starting lease rate of \$6.60/sq. ft. NNN through October 2026. Thereafter \$7.95/sq. ft. NNN.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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