



Industrial For Sale or Lease

Property Name:

Location: 11445 Stephens Road

City, State: Warren, MI

Cross Streets: Hoover Road

County: Macomb

Zoning: M-2

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 88,609

Available Sq. Ft.: 88,609

Building Type:

Built

Available Shop Sq. Ft.: 81,409

Available Office Sq. Ft.: 7,200

Mezzanine: N/A

Office Dim: N/A

Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 17'

Grade Level Door(s): 5: 14 x 14, 14 x 10

Truckwells or Docks: 2

Exterior Construction: Face Brick

Structural System: CM Block/Steel

Air-Conditioning: Office

Heating: Radiant Tube

Availability: Immediately

Power (Amps/Volts): 2000 Amps, 480 Volts, Pad Mounted Transformer-Primary Power

Freestanding: Yes

Rail: No

Security: Yes

Interior: Yes

Lighting: Fluorescent

Bay Sizes: 40 x 40

Restrooms: Multiple

Cranes: Yes, 5-Ton

Parking: Heavy

Year Built: 1966

Sprinklers: Yes

Signage: N/A

Exterior: No

Roof: N/A

Floors: N/A

Floor Drains: Yes

Acreage: 5.000

**Land
Dimensions:** N/A

PRICING INFORMATION

Lease Rate: \$5.50

Lease Type: NNN

Sale Price: \$6,500,000 (\$73.36/sqft)

Imprv Allow: N/A

Mthly Rate: N/A

Lease Term: 3 Year(s)

Taxes: \$56,059.01 (2024)

Options: N/A

Deposit: N/A

TD: N/A

Parcel #: 12-13-27-276-017

Assessor #: N/A

Tenant Responsibility: N/A

COMMENTS

Excellent manufacturing/warehouse facility with 5-ton crane. Offices to be finished to suit tenant's needs. Oversized double truckwell. Natural lighting throughout. Heavy power. Large paved lot and fenced yard. Recent improvements include renovated bathrooms, office and newly painted shop.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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