



## Industrial For Lease

### Property Name:

**Location:** 13240 - 13254 W. Star Drive, Unit: #13240  
**City, State:** Shelby Twp., MI  
**Cross Streets:** W. of Schoenherr Road, N. of 23 Mile Road  
**County:** Macomb  
**Zoning:** LM

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	1,900
Total Building Sq. Ft.:	10,383	Available Shop Sq. Ft.:	4,172	Office Dim:	N/A
Available Sq. Ft.:	6,572	Available Office Sq. Ft.:	2,400	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	2001
Clear Height:	19'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 12 x 14	Security:	Yes	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Brick/Block	Lighting:	LED Motion	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	6" Concrete
Air-Conditioning:	Forced Air	Restrooms:	2	Floor Drains:	Yes
Heating:	Radiant	Cranes:	No	Acreage:	0.702
Availability:	Q1 2026	Parking:	18, Plentiful	Land Dimensions:	N/A
Power (Amps/Volts):	240 Amps, 3-Phase				

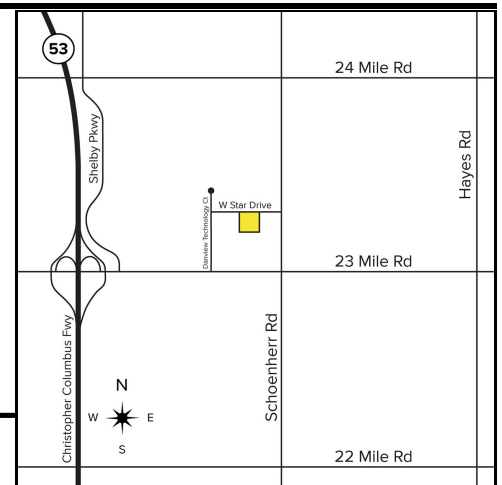
### PRICING INFORMATION

Lease Rate:	\$11.95	Mthly Rate:	\$7,469.00/mo	TD:	N/A
Lease Type:	Modified Gross	Taxes:	\$14,172.54 (2024)	Deposit:	2 Months
Lease Term:	N/A	Parcel #:	23-07-14-427-004	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

**Tenant Responsibility:** N/A

### COMMENTS

Clean, well-maintained industrial duplex. LED / Motion / Radiant / Kitchenette / Great parking. Taxes = \$1.39/sq. ft.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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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.