



Industrial For Sublease

Property Name: Tenibac-Graphion
Location: 35127 Automation Drive
City, State: Clinton Twp., MI
Cross Streets: Gratiot Ave & 15 Mile
County: Macomb
Zoning: I-1

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	12,208	Available Shop Sq. Ft.:	11,279	Office Dim:	N/A
Available Sq. Ft.:	12,208	Available Office Sq. Ft.:	929	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1983
Clear Height:	16' - 20'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	4: 10 x 10, 10 x 12	Security:	No	Signage:	Monument
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block/Steel	Lighting:	N/A	Roof:	Flat Rubber
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	Yes	Restrooms:	M/W	Floor Drains:	No
Heating:	Package H & C	Cranes:	No	Acres:	0.570
Availability:	Immediately	Parking:	Dedicated	Land Dimensions:	65 x 350
Power (Amps/Volts):	240 Volts, 3-Phase				

PRICING INFORMATION

Lease Rate:	\$7.25	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$18,859 (2024)	Deposit:	2 Months
Lease Term:	N/A	Parcel #:	16-11-26-376-053	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

3 units, HVAC through entire building. Sprinklers throughout. Can raise ceiling to 15' in first two units. Sublease through August 2028.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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