



**SIGNATURE
ASSOCIATES**
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Industrial For Sale

Property Name:

Location: 15773 Leone Drive

City, State: Macomb Twp., MI

Cross Streets: 23 Mile Road

County: Macomb

Zoning: M-1

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	24,242	Available Shop Sq. Ft.:	16,853	Office Dim:	N/A
Available Sq. Ft.:	21,078	Available Office Sq. Ft.:	4,225	Shop Dim:	N/A

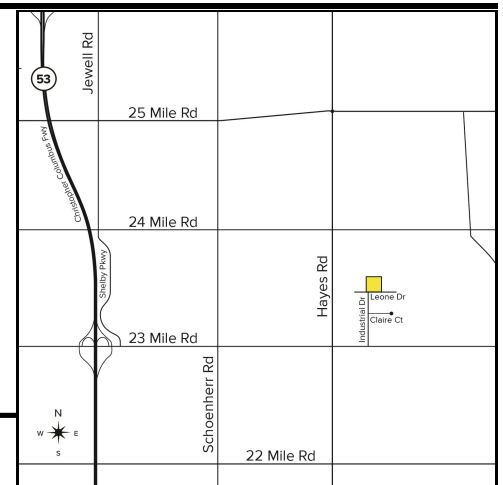
PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1992
Clear Height:	24'5"	Rail:	No	Sprinklers:	100%
Grade Level Door(s):	3: 10 x 14, 16 x 16	Security:	Yes	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block	Lighting:	LED	Roof:	N/A
Structural System:	Steel/Block	Bay Sizes:	46' x 165'	Floors:	6"
Air-Conditioning:	Fully A/C	Restrooms:	Yes	Floor Drains:	Yes
Heating:	Radiant	Cranes:	Yes, (3) 10-Ton & (1) 5-Ton	Acreage:	1.250
Availability:	Immediately	Parking:	50	Land Dimensions:	N/A
Power (Amps/Volts):	1000 Amps, 480 Volts, 3-Phase				

PRICING INFORMATION

Sale Price:	Contact Broker	Deposit:	N/A	TD:	N/A
Taxes:	\$42,964.34 (2024)	Options:	N/A	Assessor #:	N/A
Parcel #:	20-08-18-326-016				

COMMENTS

Exceptionally maintained building with an impressive atrium entrance. Over 4,000 sq. ft. of two-story offices including an executive office with a private garage. Building is 100% air-conditioned with multiple cranes and grade level doors. Three buss ducts, 15' 10" underhook, air lines throughout, and prepped for (2) more overhead door openings.



Broker: SIGNATURE ASSOCIATES

Agent(s):

John Droze, (248) 948-4191, jdroze@signatureassociates.com

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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.