



Industrial For Lease

Property Name:

Location: 26488 Groesbeck Highway

City, State: Warren, MI

Cross Streets: I-696

County: Macomb

Zoning: M-2

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	1,398
Total Building Sq. Ft.:	40,297	Available Shop Sq. Ft.:	7,200	Office Dim:	N/A
Available Sq. Ft.:	9,314	Available Office Sq. Ft.:	2,114	Shop Dim:	N/A
PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1968
Clear Height:	18'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 12 x 14	Security:	Yes	Signage:	Yes
Truckwells or Docks:	1	Interior:	No	Exterior:	Yes
Exterior Construction:	Aluminum	Lighting:	Fluorescent/LED	Roof:	N/A
Structural System:	Aluminum Glass/Ste	Bay Sizes:	60x120	Floors:	N/A
Air-Conditioning:	Office Only	Restrooms:	4	Floor Drains:	Yes
Heating:	Unit/Blower	Cranes:	No	Acreage:	5.710
Availability:	Immediately	Parking:	Ample	Land Dimensions:	N/A
Power (Amps/Volts):	1000 Amps, 440/480V, 3-Phase				

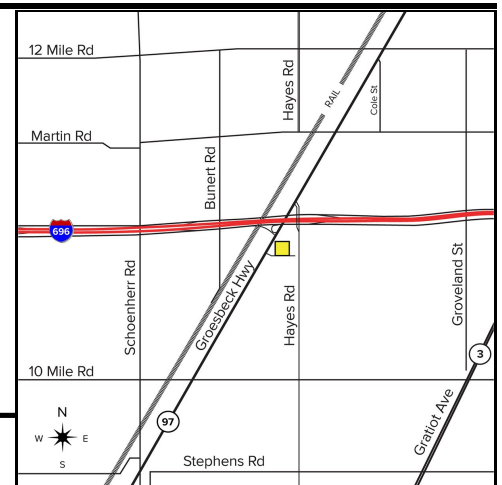
PRICING INFORMATION

Lease Rate:	\$7.50	Mthly Rate:	\$5,868.75/mo	TD:	N/A
Lease Type:	NNN	Taxes:	N/A	Deposit:	N/A
Lease Term:	-	Parcel #:	12-12-24-227-023	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: NNN = \$3.00/SF

COMMENTS

Very clean facility, 60' clear span, heavy power, with natural lighting throughout. Easy freeway access seconds from I-696 & minutes to I-94 and I-75. 1,400 sq. ft. of mezzanine/office area not included in the overall square footage.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Kris Pawlowski, (248) 359-3801, kpawlowski@signatureassociates.com

Ben Wilkiemeyer, (248) 359-0624, bwilkiemeyer@signatureassociates.com