

Hi-Tech For Lease

Property Name:	Spinnaker Center
Location:	44696-44808 Helm Street
City, State:	Plymouth/Twp., MI
Cross Streets:	M-14/Sheldon Road
County:	Wayne
Zoning:	Lt. Industrial

BUILDING SIZE / AVAILABILITY

Building Type:	Built			**Mezzanine:**	N/A
Total Building Sq. Ft.:	96,050	**Available Shop Sq. Ft.:**	8,732	**Office Dim:**	N/A
Available Sq. Ft.:	1,806 - 9,283	**Available Office Sq. Ft.:**	1,806 - 9,283	**Shop Dim:**	N/A

PROPERTY INFORMATION

Multi-Tenant:	Yes			**Year Built:**	1985
Clear Height:	16' - 18'	**Rail:**	No	**Sprinklers:**	Yes
Grade Level Door(s):	3	**Security:**	Yes	**Signage:**	At Suite Entrance
Truckwells or Docks:	0	**Interior:**	N/A	**Exterior:**	N/A
Exterior Construction:	Brick/Masonry	**Lighting:**	Fluorescent	**Roof:**	N/A
Structural System:	Steel	**Bay Sizes:**	N/A	**Floors:**	5" Concrete
Air-Conditioning:	Yes	**Restrooms:**	In Each Suite	**Floor Drains:**	No
Heating:	Gas Forced Air	**Cranes:**	No	**Acreage:**	12.000
Availability:	30 Days	**Parking:**	Common	**Land Dimensions:**	Irregular
Power (Amps/Volts):	600 Amps, 220 Volts, 3-Phase				

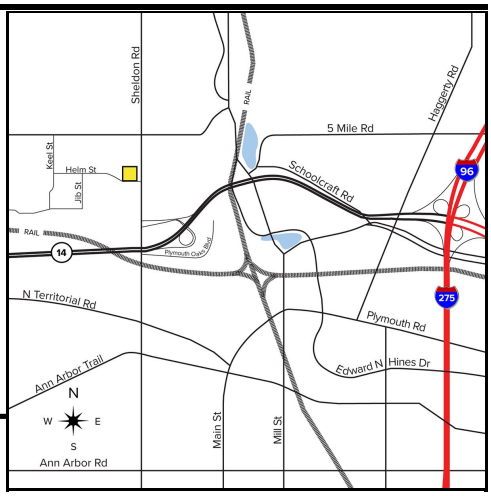
PRICING INFORMATION

Lease Rate:	$11.00 - $12.50	**Mthly Rate:**	N/A	**TD:**	N/A
Lease Type:	NNN	**Taxes:**	$115,450.66 (2024)	**Deposit:**	N/A
Lease Term:	N/A	**Parcel #:**	78-014-99-0002-015	**Assessor #:**	N/A
		Imprv Allow:	N/A	**Options**	N/A

Tenant Responsibility: 2025 Est. NNN = $4.00/SF

COMMENTS

Outstanding leasing opportunity located in Plymouth's premier Technology Park. High visibility location within business park. Upgraded tenant improvements throughout. Warehouse space available to-suit if needed.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):

Dave Green, (248) 948-4184, dgreen@signatureassociates.com

Drake Filippis, (248) 799-3161, dfilippis@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.