



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

Total Building Sq. Ft.: 96,050	Building Type: Built	Mezzanine: N/A
Available Sq. Ft.: 2,400 - 7,477	Available Shop Sq. Ft.: 1,400	Office Dim: N/A
	Available Office Sq. Ft.: 1,000 - 7,477	Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 16' - 18'	Multi-Tenant: Yes	Year Built: 1985
Grade Level Door(s): 4	Rail: No	Sprinklers: Yes
Truckwells or Docks: 0	Security: Yes	Signage: At Suite Entrance
Exterior Construction: Brick/Masonry	Interior: N/A	Exterior: N/A
Structural System: Steel	Lighting: Fluorescent	Roof: N/A
Air-Conditioning: Yes	Bay Sizes: N/A	Floors: 5" Concrete
Heating: Gas Forced Air	Restrooms: In Each Suite	Floor Drains: No
Availability: Immediately	Cranes: No	Acreage: 12.000
Power (Amps/Volts): 600 Amps, 220 Volts, 3-Phase	Parking: Common	Land Dimensions: Irregular

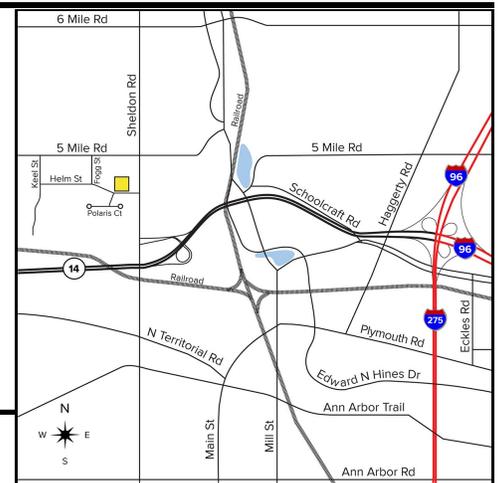
PRICING INFORMATION

Lease Rate: \$10.50 - \$11.50	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):

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