



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.:	1,400 - 7,949	Office Dim:	N/A
Available Sq. Ft.:	2,400 - 11,132	Available Office Sq. Ft.:	1,000 - 7,477	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:	Immediately	Parking:	Common	Land Dimensions:	Irregular
Power (Amps/Volts):	600 Amps, 220 Volts, 3-Phase				

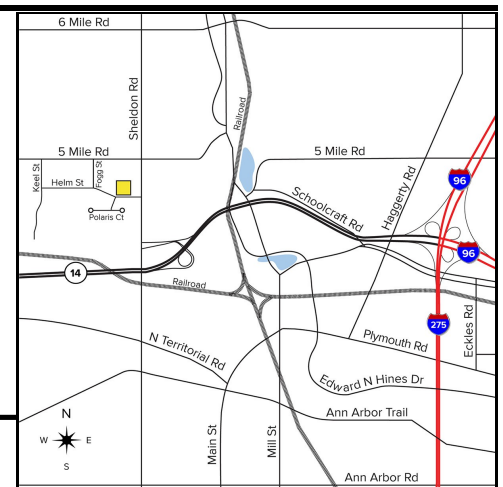
PRICING INFORMATION

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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