



Industrial For Sale or Lease

Property Name:

Location: 175 Malow Street
City, State: Mt. Clemens, MI
Cross Streets: Groesbeck Highway
County: Macomb
Zoning: L-1, Light Manufacturing

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 16,300
Available Sq. Ft.: 16,300

Building Type: Built
Available Shop Sq. Ft.: 14,235
Available Office Sq. Ft.: 2,065

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 19'
Grade Level Door(s): 1: 12 x 14
Truckwells or Docks: 1
Exterior Construction: Metal Siding
Structural System: Steel
Air-Conditioning: Office
Heating: Gas Forced Air
Availability: Immediately
Power (Amps/Volts): 1000 Amps, 480 Volts

Freestanding: Yes
Rail: No
Security: Yes
Interior: No
Lighting: Fluorescent
Bay Sizes: N/A
Restrooms: Yes
Cranes: No
Parking: Ample

Year Built: 1983
Sprinklers: No
Signage: Yes
Exterior: Yes
Roof: N/A
Floors: Concrete
Floor Drains: No
Acreage: 3.070
Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$7.50
Lease Type: NNN
Sale Price: \$1,140,837 (\$69.99/sqft)
Imprv Allow: N/A
Tenant Responsibility: N/A

Mthly Rate: N/A
Lease Term: -
Taxes: TBD
Options: N/A

Deposit: 2 Months
TD: N/A
Parcel #: 11-15-403-005
Assessor #: N/A

COMMENTS

Great location, hi-bay building in well-maintained industrial park. Easy access to main thoroughfares. Building backs up to Groesbeck Highway for main road signage exposure.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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