

MACOMB TWP MAIN RD INDUSTRIAL



PILOT

PROPERTY GROUP

46250 ERB DRIVE, MACOMB TWP, MI 48042

PROPERTY OVERVIEW:

5,357 – 10,714 Sq. Ft. of Main Road Industrial for lease at the corner of Erb Dr. and Gratiot, just south of 21 Mile.

Building has excellent Gratiot exposure and is minutes to I-94, or M-59/Hall Rd.

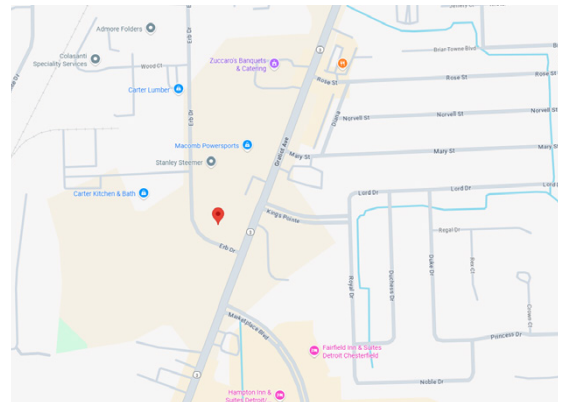
Clear Span construction with an epoxy floor throughout, plenty of natural daylight and is clean and ready for immediate occupancy.

The end unit closest to Gratiot, 5,356 SF +/- is wide open with roughly 1,000 SF +/- of office and 4,356 +/- SF of Warehouse.

The middle unit next door is also 5,356 SF +/- and does not have any office buildout in place.

Both units total 10,714 SF of space and are currently combined. See included plans and interior pictures

Property Type: Multi-Tenant Industrial
Cross Streets: West side of Gratiot, South of 21 Mile Road
Total Square Footage: 10,714
Office Square Footage: 1,000
Shop Square Footage: 4,356 - 9,714
Year Built: 2018
Zoning: M-1 Light Industrial
Grade Level Doors: (2-4) 12'w x 14'h
Clear Height: 18.5'
Lavs: (1) Office and (1) Shop
Power: 240V, 400 AMP
Shop Heat: Radiant Tube
Shop Lighting: LED
Lease Rate: \$12.50/SF (\$5,580.21 - \$11,160.21/Month)
Lease Type: Gross



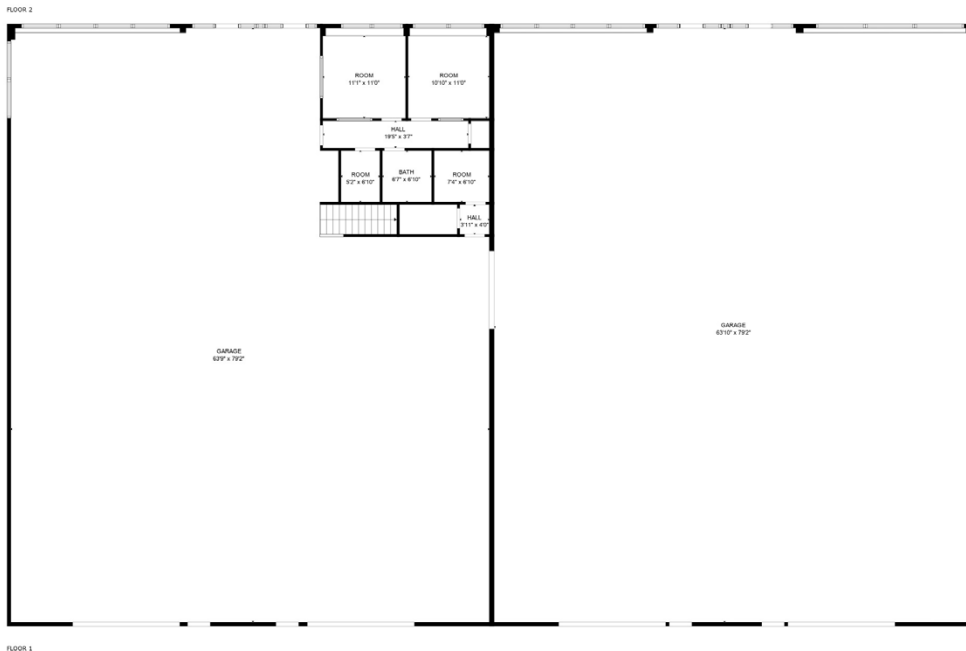
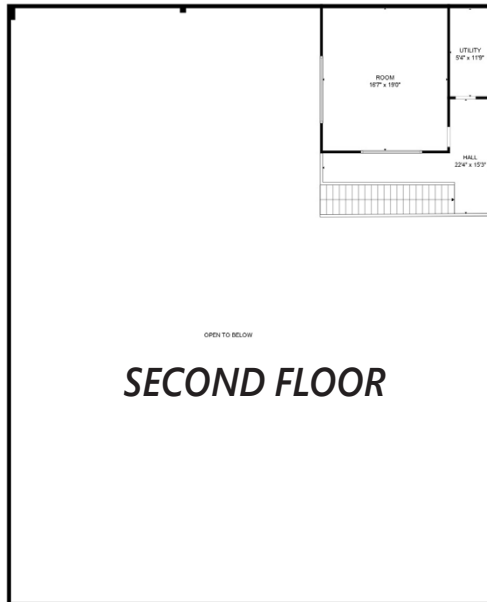
AGENT CONTACT INFO

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FLOOR PLAN



MAIN FLOOR - BOTH UNITS

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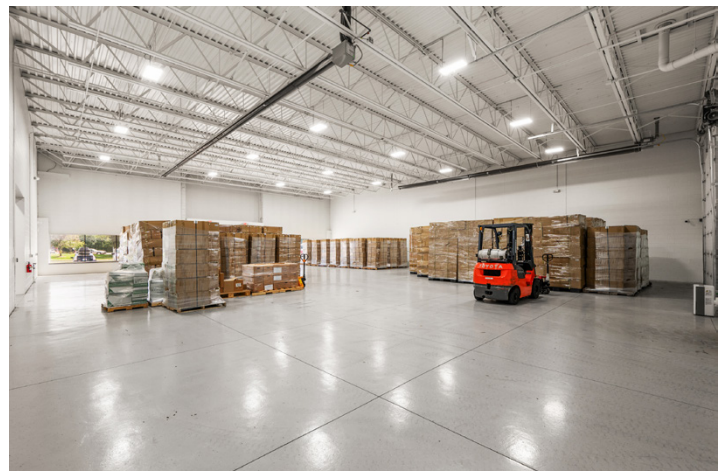
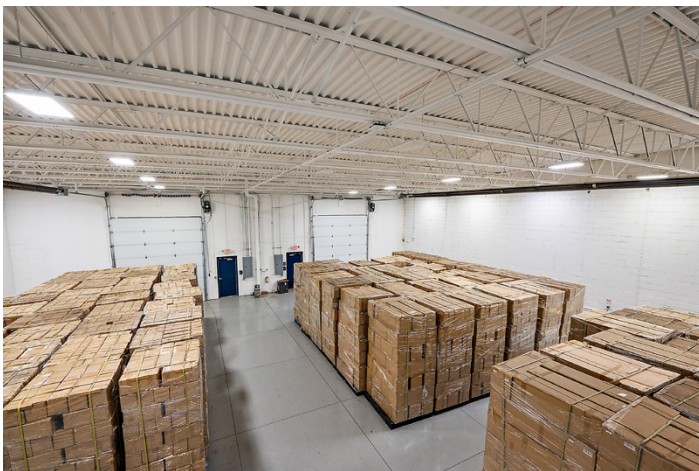
ADDITIONAL PHOTOS



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