

MACOMB TWP MAIN RD INDUSTRIAL



PILOT

PROPERTY GROUP

46266-46262 ERB DRIVE, MACOMB TOWNSHIP, MI 48042

PROPERTY OVERVIEW:

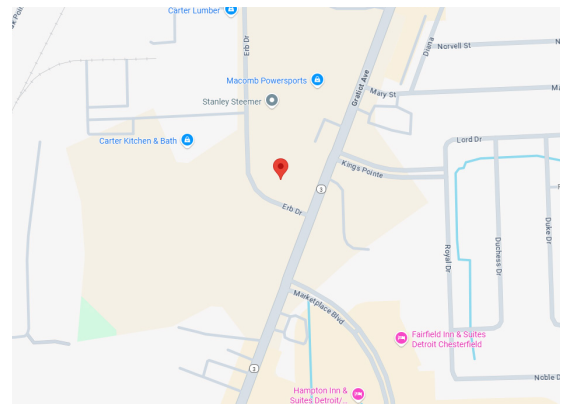
Main Road Industrial Units for lease at the corner of Erb Dr. and Gratiot, just south of 21 Mile. Building has excellent Gratiot exposure and is minutes to I-94, or M-59/Hall Rd. Clear Span construction with an epoxy floor, plenty of natural daylight, clean and ready for occupancy.

46266 Erb Dr: West Corner Unit, currently occupied but tenant is vacating. This unit is 5,356 SF of which has approx. 1,000+/- SF of window-lined offices with a remaining warehouse of roughly 4,356+/- SF.

46262 Erb Dr: Middle unit which is currently 5,357 SF of raw unfinished space, with an epoxy floor throughout.

46266-46262 Erb Dr: Both of the above spaces which would total 10,700 SF.

Property Type:	Multi-Tenant Industrial
Cross Streets:	West side of Gratiot, South of 21 Mile Road
Total Square Footage:	16,072
Minimum Square Footage:	5,356
Maximum Square Footage:	10,700
Year Built:	2018
Zoning:	M-1 Light Industrial
Grade Level Doors:	(2) 12'w x 14'h (per unit)
Clear Height:	18.5'
Power:	240V, 400 AMP
Shop Heat:	Radiant Tube
Shop Lighting:	LED
Lease Rate:	\$12.50/SF
Lease Type:	Gross



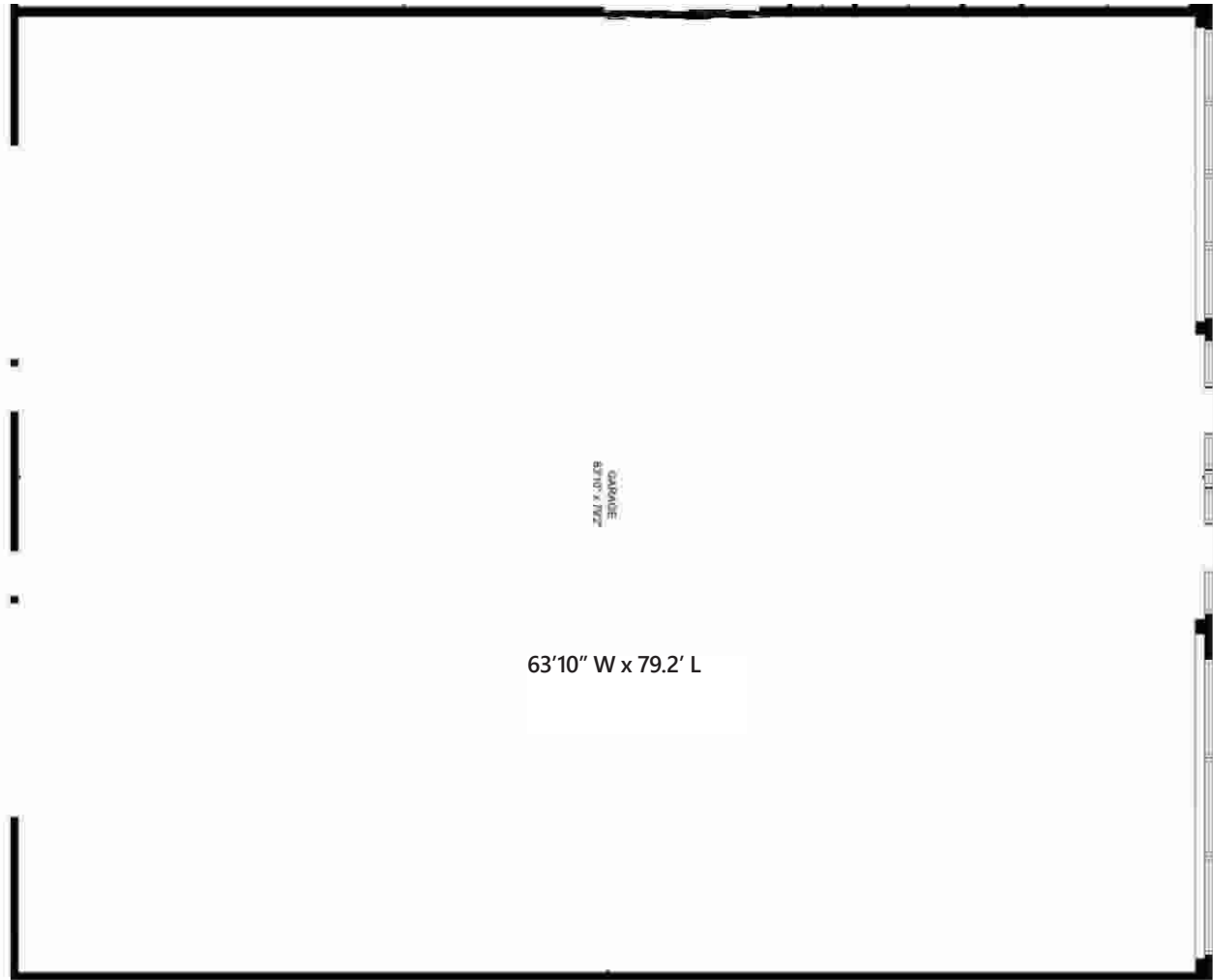
AGENT CONTACT INFO

EVAN JUROVCIK O: 586.254.0900 x108 • C: 586.360.0911 • ejurovcik@gmail.com

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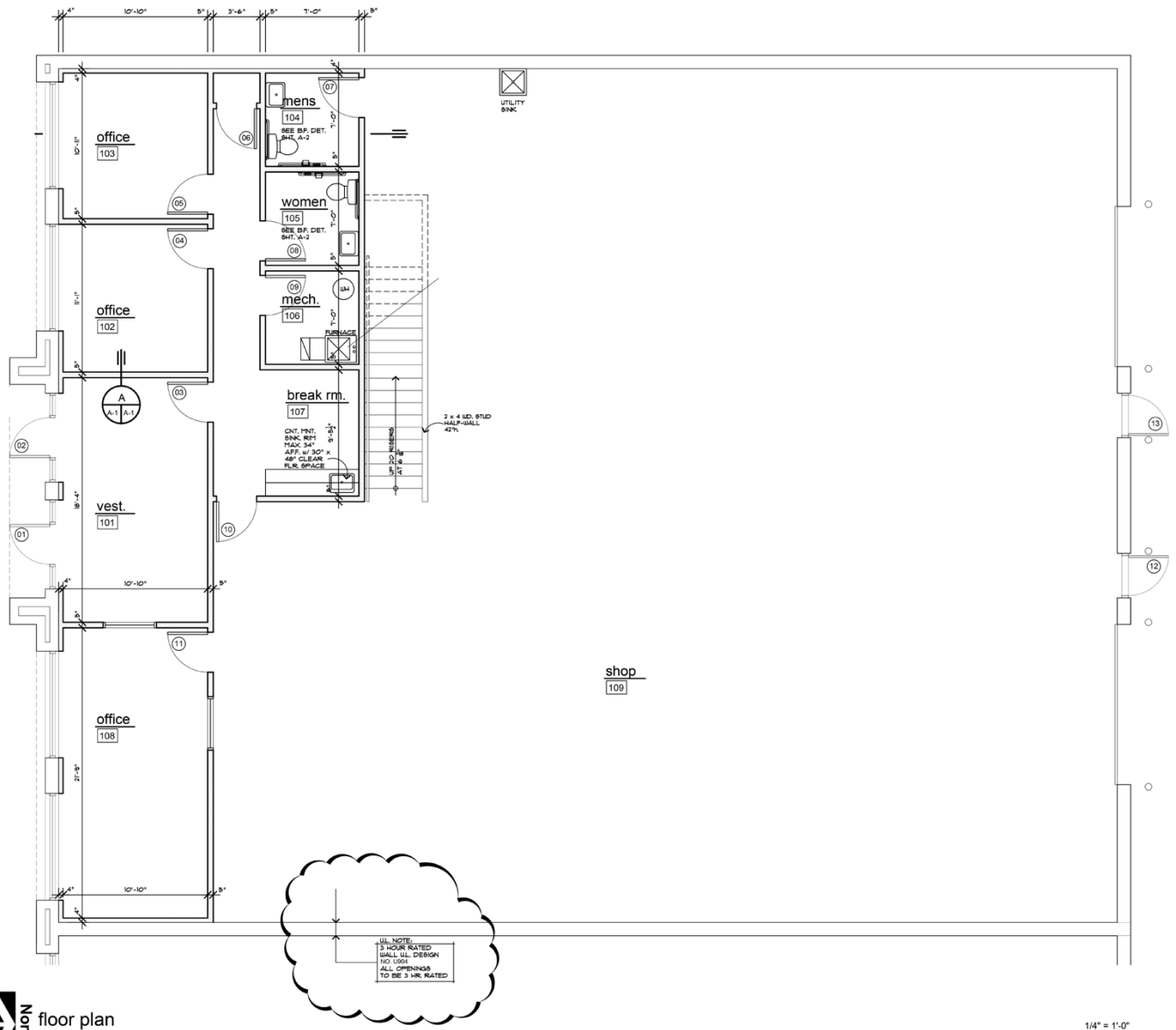
**46262 FLOORPLAN
(MIDDLE UNIT)**



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46266 FLOORPLAN (WEST UNIT)



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ADDITIONAL PHOTOS



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