



Industrial For Lease

Property Name:

Location: 23701-23711 John R. Road

City, State: Hazel Park, MI

Cross Streets: North of 9 Mile Road

County: Oakland

Zoning: B2

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	5,250	Available Shop Sq. Ft.:	500	Office Dim:	N/A
Available Sq. Ft.:	5,250	Available Office Sq. Ft.:	4,750	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1951 (Retrofit: 2016)
Clear Height:	10'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 10 x 10	Security:	Yes	Signage:	Yes - Main Road
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block	Lighting:	Fluorescent	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	100%	Restrooms:	3	Floor Drains:	No
Heating:	HVAC	Cranes:	No	Acreage:	0.250
Availability:	Immediately	Parking:	20 +/-	Land Dimensions:	N/A
Power (Amps/Volts):	240 Volts				

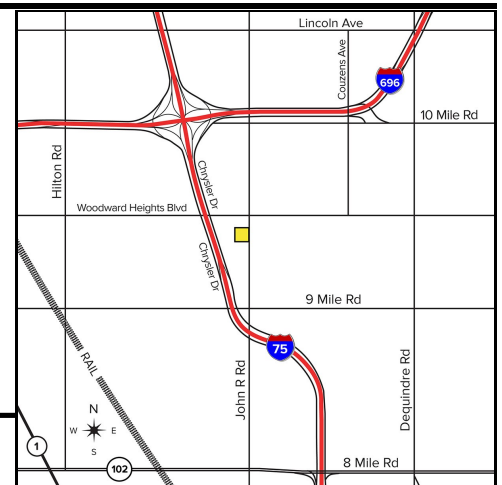
PRICING INFORMATION

Lease Rate:	\$11.00	Mthly Rate:	\$4,812.50/mo	TD:	N/A
Lease Type:	NNN	Taxes:	\$12,465.69 (2025)	Deposit:	Yes
Lease Term:	3-10 Year(s)	Parcel #:	25-26-433-031; 034	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: Taxes, Insurance, CAM

COMMENTS

Open engineering space with two private offices and two conference rooms. Small warehouse/shop area with a 10' x 10' door. Main road exposure with excellent access to I-75/I-696 interchange. Bathroom with a shower. Parking includes side street, alley, and road parking in front of the building. Awning on the side of the building and a 200 amp plug which the former tenant used to power a mobile vehicle.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Kris Pawlowski, (248) 359-3801, kpawlowski@signatureassociates.com