



## Hi-Tech For Sale or Lease

**Property Name:** Metro West Industrial Park  
**Location:** 45150 Polaris Court  
**City, State:** Plymouth/Twp., MI  
**Cross Streets:** West of Sheldon Road  
**County:** Wayne  
**Zoning:** Lt. Industrial

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 11,600  
**Available Sq. Ft.:** 11,600

**Building Type:** Built  
**Available Shop Sq. Ft.:** 3,600  
**Available Office Sq. Ft.:** 8,000

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

### PROPERTY INFORMATION

**Clear Height:** 10' - 16'  
**Grade Level Door(s):** 2: 10 x 12, 10 x 12  
**Truckwells or Docks:** 0  
**Exterior Construction:** Masonry  
**Structural System:** Steel  
**Air-Conditioning:** N/A  
**Heating:** N/A  
**Availability:** TBD  
**Power (Amps/Volts):** N/A

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

**Year Built:** 1996  
**Sprinklers:** No  
**Signage:** Yes  
**Exterior:** N/A  
**Roof:** New  
**Floors:** 6'  
**Floor Drains:** No  
**Acreage:** 1.250  
**Land Dimensions:** N/A

### PRICING INFORMATION

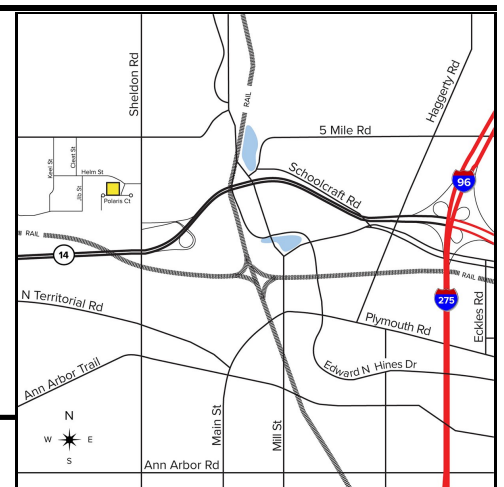
**Lease Rate:** \$13.95  
**Lease Type:** Modified Gross  
**Sale Price:** Contact Broker  
**Imprv Allow:** N/A  
**Tenant Responsibility:** N/A

**Mthly Rate:** N/A  
**Lease Term:** N/A  
**Taxes:** \$20,388.79 (2024)  
**Options:** N/A

**Deposit:** N/A  
**TD:** N/A  
**Parcel #:** 78-014-02-0127-300  
**Assessor #:** N/A

### COMMENTS

New roof in 2022 & new HVAC in 2023.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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