



## Industrial For Sublease

**Property Name:**

**Location:** 40984 Concept Drive  
**City, State:** Plymouth/Twp., MI  
**Cross Streets:** Plymouth Road & Haggerty Road  
**County:** Wayne  
**Zoning:** Industrial

| BUILDING SIZE / AVAILABILITY |        | Building Type:            | Built  | Mezzanine:  | N/A |
|------------------------------|--------|---------------------------|--------|-------------|-----|
| Total Building Sq. Ft.:      | 52,613 | Available Shop Sq. Ft.:   | 37,549 | Office Dim: | N/A |
| Available Sq. Ft.:           | 52,613 | Available Office Sq. Ft.: | 15,064 | Shop Dim:   | N/A |

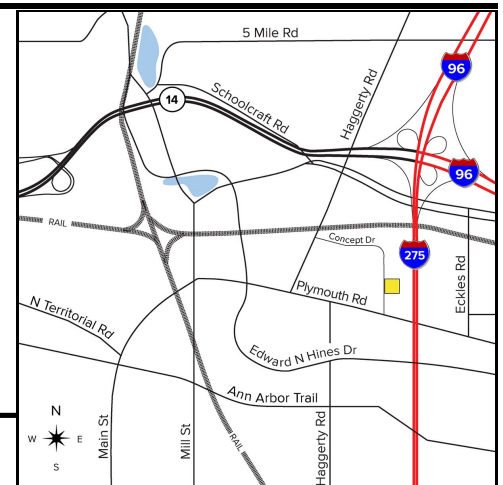
| PROPERTY INFORMATION   |            | Freestanding: | Yes | Year Built:      | 2002  |
|------------------------|------------|---------------|-----|------------------|-------|
| Clear Height:          | 25'        | Rail:         | No  | Sprinklers:      | Yes   |
| Grade Level Door(s):   | 1: 12 x 14 | Security:     | No  | Signage:         | Yes   |
| Truckwells or Docks:   | 2          | Interior:     | No  | Exterior:        | Yes   |
| Exterior Construction: | N/A        | Lighting:     | N/A | Roof:            | N/A   |
| Structural System:     | Masonry    | Bay Sizes:    | N/A | Floors:          | N/A   |
| Air-Conditioning:      | Yes        | Restrooms:    | Yes | Floor Drains:    | No    |
| Heating:               | Yes        | Cranes:       | No  | Acreage:         | 3.830 |
| Availability:          | 04/01/26   | Parking:      | 140 | Land Dimensions: | N/A   |
| Power (Amps/Volts):    | 2000 Amps  |               |     |                  |       |

### PRICING INFORMATION

|                        |        |             |                    |             |                    |
|------------------------|--------|-------------|--------------------|-------------|--------------------|
| Lease Rate:            | \$8.50 | Mthly Rate: | N/A                | Deposit:    | N/A                |
| Lease Type:            | NNN    | Lease Term: | N/A                | TD:         | N/A                |
| Sale Price:            | TBD    | Taxes:      | \$67,654.71 (2024) | Parcel #:   | 78-025-01-0012-301 |
| Imprv Allow:           | N/A    | Options:    | N/A                | Assessor #: | N/A                |
| Tenant Responsibility: | N/A    |             |                    |             |                    |

### COMMENTS

- Well-maintained facility
- Sublease expires May 31, 2029



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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