



## 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**

<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Total Building Sq. Ft.:</b>	54,080	<b>Available Shop Sq. Ft.:</b>	39,016
<b>Available Sq. Ft.:</b>	54,080	<b>Available Office Sq. Ft.:</b>	15,064
		<b>Office Dim:</b>	N/A
		<b>Shop Dim:</b>	N/A

**PROPERTY INFORMATION**

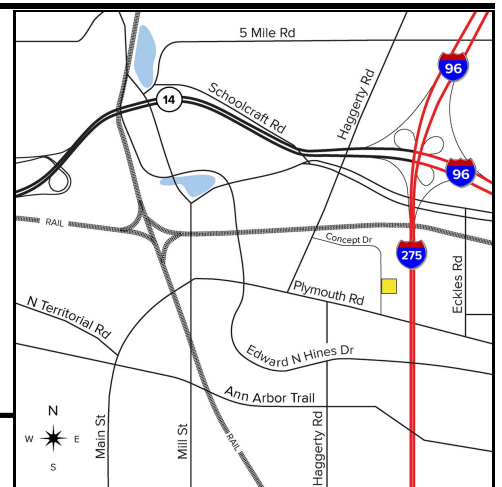
<b>Freestanding:</b>	Yes	<b>Year Built:</b>	2002
<b>Clear Height:</b>	25'	<b>Rail:</b>	No
<b>Grade Level Door(s):</b>	1: 12 x 14	<b>Security:</b>	No
<b>Truckwells or Docks:</b>	2	<b>Interior:</b>	No
<b>Exterior Construction:</b>	N/A	<b>Lighting:</b>	N/A
<b>Structural System:</b>	Masonry	<b>Bay Sizes: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

**PRICING INFORMATION**

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

**COMMENTS**

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



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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