



Industrial For Sale or Lease

Property Name:

Location: 175-185 Malow Street
City, State: Mt. Clemens, MI
Cross Streets: Cass Avenue / Groesbeck Highway
County: Macomb
Zoning: L-1, Lt. Manufacturing

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 27,600	Building Type: Built	Mezzanine: N/A
Available Sq. Ft.: 11,300 - 27,600	Available Shop Sq. Ft.: 10,300 - 24,535	Office Dim: N/A
	Available Office Sq. Ft.: 1,000 - 3,065	Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 19'	Multi-Tenant: Yes	Year Built: 1983
Grade Level Door(s): 2: 12 x 14	Rail: No	Sprinklers: No
Truckwells or Docks: 2	Security: Yes	Signage: Yes
Exterior Construction: Siding	Interior: No	Exterior: Yes
Structural System: Steel	Lighting: Fluorescent	Roof: N/A
Air-Conditioning: Office	Bay Sizes: N/A	Floors: N/A
Heating: Forced Air	Restrooms: Multiple	Floor Drains: Yes
Availability: Immediately	Cranes: No	Acreage: 2.936
Power (Amps/Volts): 1000 Amps, 480 Volts	Parking: Ample	Land Dimensions: N/A

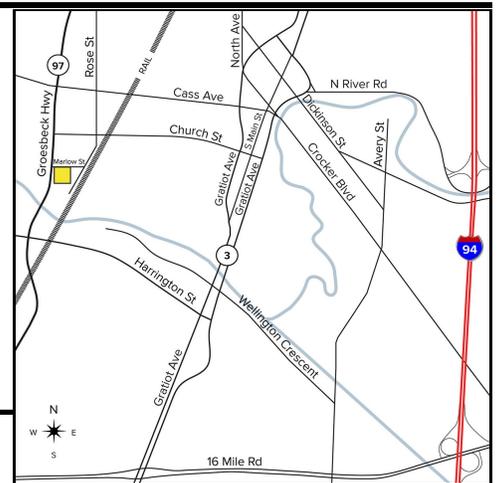
PRICING INFORMATION

Lease Rate: \$6.50	Mthly Rate: N/A	Deposit: N/A
Lease Type: NNN	Lease Term: N/A	TD: N/A
Sale Price: \$1,931,724 (\$69.99/sqft)	Taxes: \$0.79/SF/2024	Parcel #: 05-11-15-403-005
Imprv Allow: N/A	Options: N/A	Assessor #: N/A
Tenant Responsibility: N/A		

COMMENTS

Great location, hi-bay building in well-maintained industrial park. Easy access to main thoroughfares. Building backs up to Groesbeck Highway for main road signage exposure. 175 & 185 Malow can be sold and leased as a portfolio or individually.

- Combined total of 27,600 sq. ft. For Sale \$1,931,724 or For Lease \$6.50/sq. ft. NNN
- 175 Malow Street 16,300 sq. ft. For Sale \$1,140,837 or For Lease \$7.50/sq. ft. NNN
- 185 Malow Street 11,300 sq. ft. For Sale \$790,887 or For Lease \$7.50/sq. ft. NNN



Broker: SIGNATURE ASSOCIATES

Agent(s):

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