

FOR SALE OR LEASE INDUSTRIAL



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

175 & 185 MALOW STREET – MT. CLEMENS, MICHIGAN



175 MALOW STREET

- 16,300 square feet available
- 2,065 square feet office
- (1) 12' x 14' grade level door, (1) truckwell
- 1000 amps, 480 volts
- Hi-bay building in well-maintained industrial park
- Lease Rate: \$7.50/sq. ft. NNN
- Sale Price: \$1,140,837 (\$69.99/sq. ft.)

185 MALOW STREET

- 11,300 square feet available
- 1,000 square feet office
- (1) 12' x 14' grade level door, (1) truckwell
- 1000 amps, 480 volts
- Access to main throughfares, building backs up to Groesbeck for main road signage
- Lease Rate: \$7.50/sq. ft. NNN
- Sale Price: \$790,887 (\$69.99/sq. ft.)

BOTH PROPERTIES: 27,600 SF | \$1,931,724 | \$6.50/SQ. FT. NNN

For more information, please contact:

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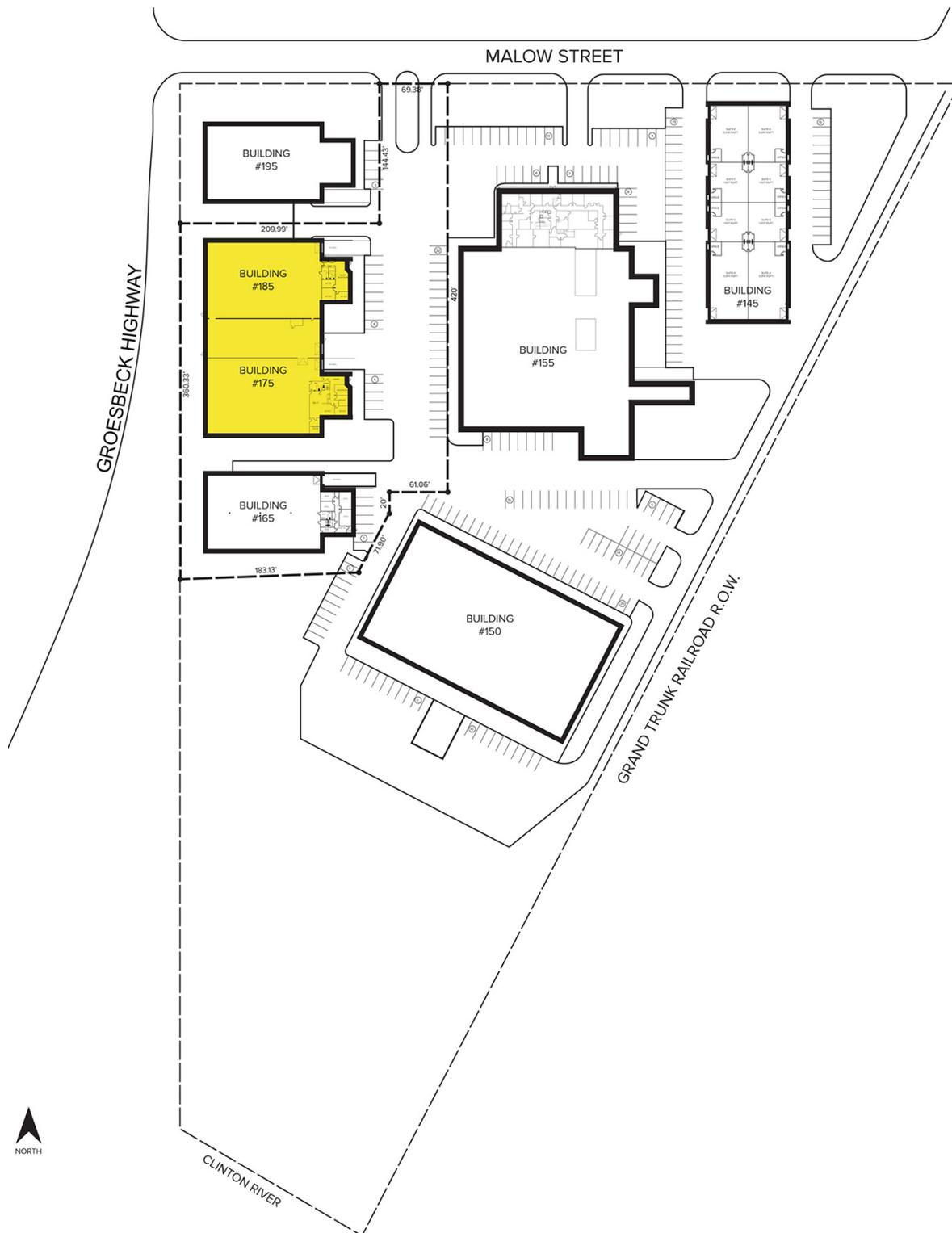
175 – 185 Malow Street – Mt. Clemens, Michigan

Industrial For Sale or Lease

For Lease –
11,300-16,300 SF

For Sale –
27,600 SF

Site Plan



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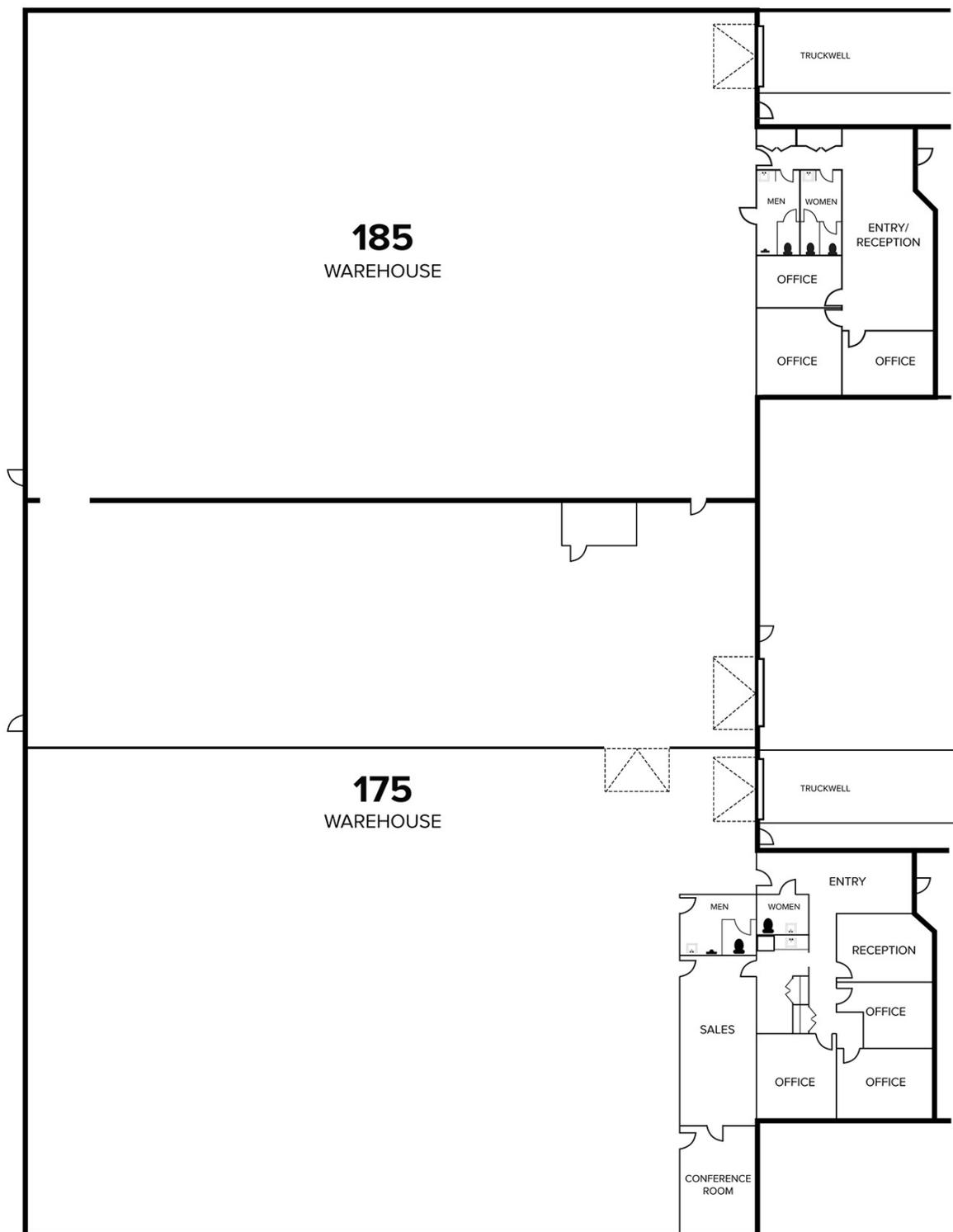
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Aerial



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