



Industrial For Lease

Property Name: Forterra Industrial Park - Building 2
Location: 24435-24505 Forterra Drive
City, State: Warren, MI
Cross Streets: West of Schoenherr, South of Ten Mile
County: Macomb
Zoning: M-2, Med. Industrial

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	24,900	Available Shop Sq. Ft.:	3,500 - 4,555
Available Sq. Ft.:	3,500 - 14,193	Available Office Sq. Ft.:	750 - 1,300
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Multi-Tenant:	Yes	Year Built:	1987
Clear Height:	16'	Rail:	No
Grade Level Door(s):	0	Security:	Yes
Truckwells or Docks:	0	Interior:	N/A
Exterior Construction:	Face Brick	Lighting:	LED
Structural System:	Block/Steel	Bay Sizes:	N/A
Air-Conditioning:	Office Only	Restrooms:	Multiple
Heating:	Radiant Tube	Cranes:	No
Availability:	Immediately	Parking:	Shared
Power (Amps/Volts):	400 Amps, 240 Volts	Roof:	Rubber
		Floors:	N/A
		Floor Drains:	No
		Acreage:	1.620
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$7.50 - \$7.95	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	N/A	Deposit:	N/A
Lease Term:	N/A	Parcel #:	12-13-26-202-008	Assessor #:	N/A
		Imprv Allow:	N/A	Options:	N/A

Tenant Responsibility: N/A

COMMENTS

Offices can be scaled back to create additional shop square footage. Well appointed offices compliment a work horse manufacturing shop. Situated at the end of a cul-de-sac. Potential outside storage with city approval. Heavy power.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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