

14000 Simone Dr

Shelby Township, Michigan 48315

- Approximately 9,655 SF industrial building
- 18-foot clear height
- Two drive-ins with 14-foot door height
- Fully renovated office space
- Freshly painted interior and exterior
- Heated shop and 35 parking spaces

INDUSTRIAL BUILDING FOR LEASE

BUILDING AREA

Approx. 9,655 SF

SITE AREA

Approx. 1.27 acres

LOADING

Two drive-ins | 14-foot door height

FOR MORE INFORMATION

Brock J Bean

586.930.4857

Brock@TDGCommercialRE.com



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Industrial Property Details



Details:

Total SF: Approx. 9,655 SF

Type: Single-tenant industrial

Zoning: M-1

Site Area: Approx. 1.27 acres

Year Built: 2000

Stories: One

Parcel: 23-07-24-128-005

Parking: 35 surface spaces

Condition: Freshly painted interior and exterior

Access: Near 23 Mile Road and Schoenherr Road

Interior:

Clear Height: 18 feet

Drive-Ins: Two, approx. 12 feet wide x 14 feet high

Docks: No; no dock levelers

Office SF: Approx. 1,995 SF; fully renovated

Industrial SF: Approx. 7,660 SF

Heating: Heated shop

Sprinkler: No

Columns: Approx. 60-foot spacing

Floor Slab: Approx. 6 inches

Floor Drain: Yes

Economic:

Lease Rate: Contact Broker for Rate

2025 Taxes: Approx. \$1.39/SF

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Property Photos



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Information is believed reliable but is not guaranteed.
Property details, uses, and plans must be independently verified.

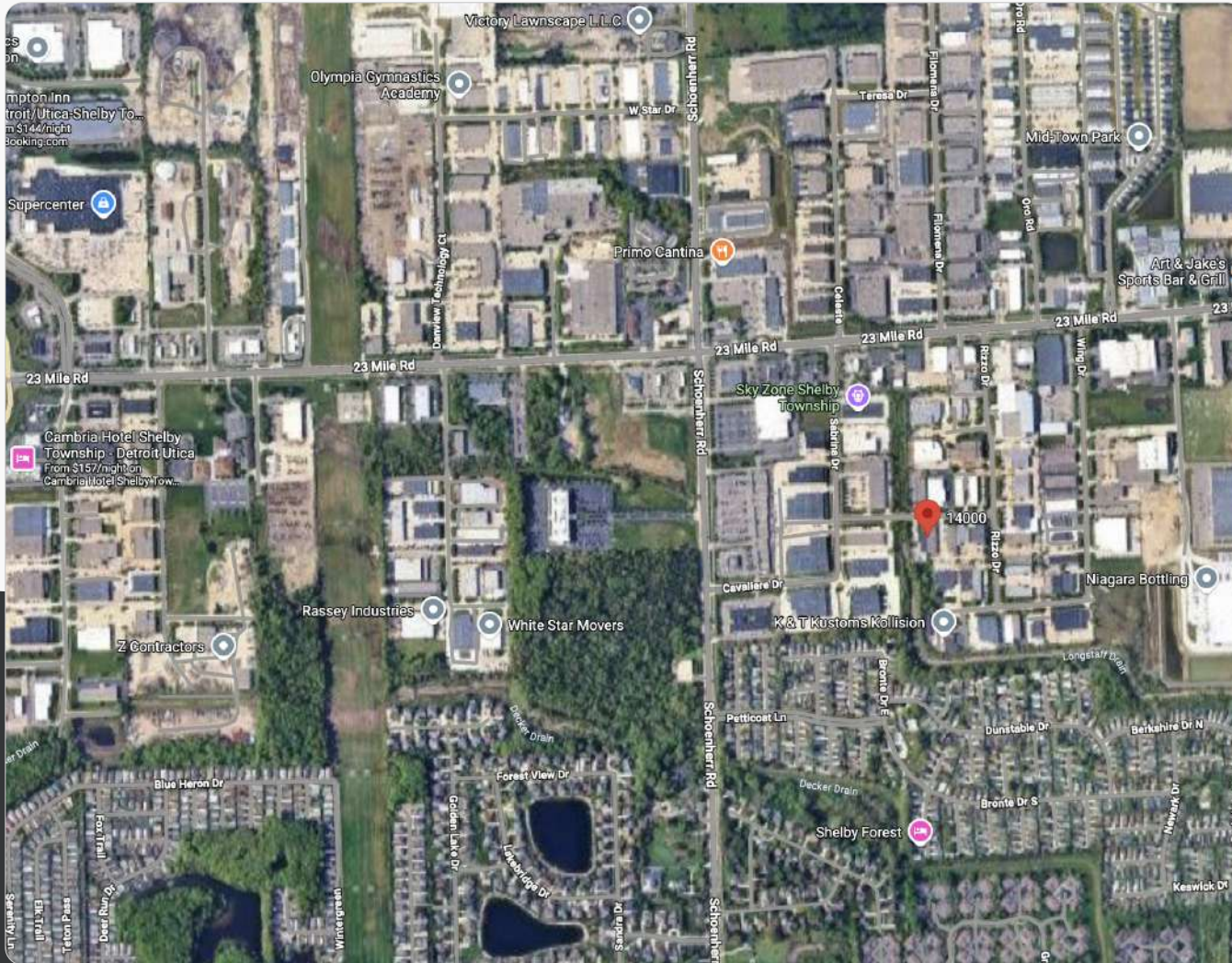
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Location + Trade Area



MAP: SUPPLIED GOOGLE AERIAL | DEMOGRAPHICS: COSTAR REPORT

2026 TRADE AREA

1 MILE

6,242

Median HH income: \$80,353

3 MILES

77,910

Median HH income: \$102,656

ACCESS + POSITIONING

- Near 23 Mile Road
- Schoenherr Road access
- Shelby Township industrial setting
- Macomb County location

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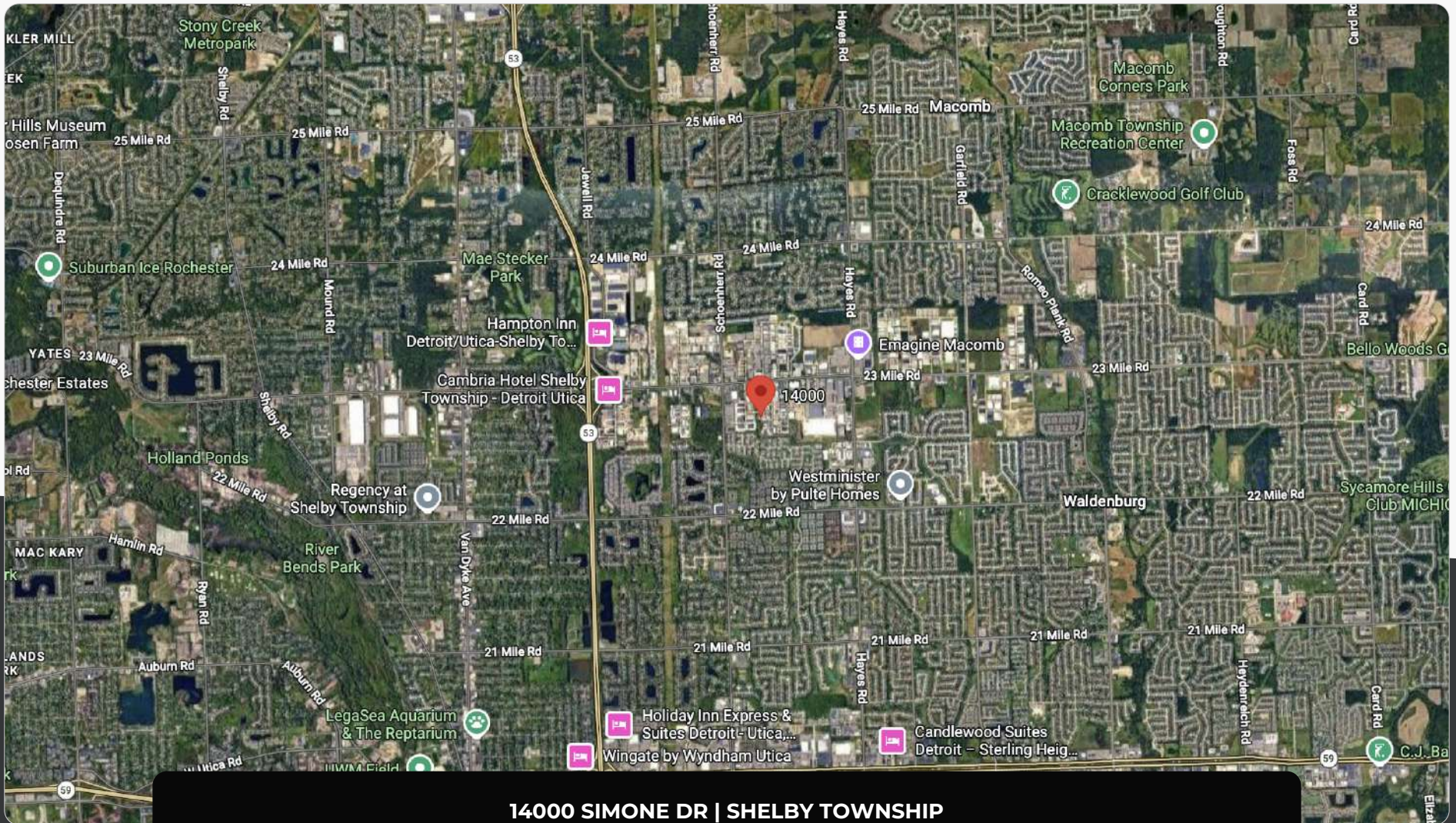
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Aerial Overview



14000 SIMONE DR | SHELBY TOWNSHIP

Located near 23 Mile Road and Schoenherr Road in Macomb County's established industrial corridor.

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