

# FOR SALE OR LEASE INDUSTRIAL

175 & 185 MALOW STREET – MT. CLEMENS, MICHIGAN



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ASSOCIATES**  
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## 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: \$1,385,500 (\$85.00/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: \$985,000 (\$87.17/sq. ft.)

**BOTH PROPERTIES: 27,600 SF | \$2,346,000 | \$6.50/SQ. FT. NNN**

For more information, please contact:

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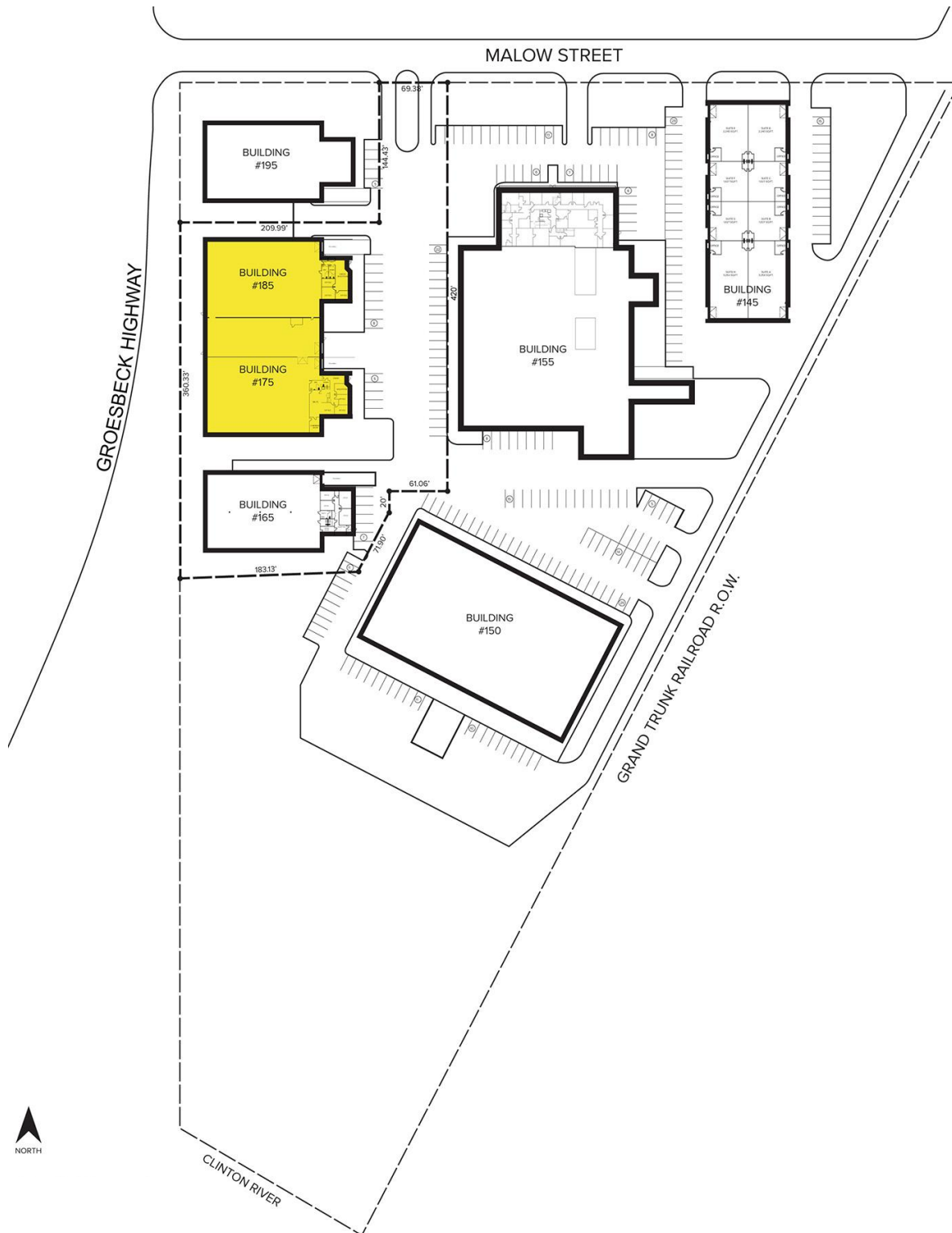
# 175 – 185 Malow Street – Mt. Clemens, Michigan

## Industrial For Sale or Lease

For Lease –  
11,300-16,300 SF

For Sale –  
27,600 SF

### Site Plan



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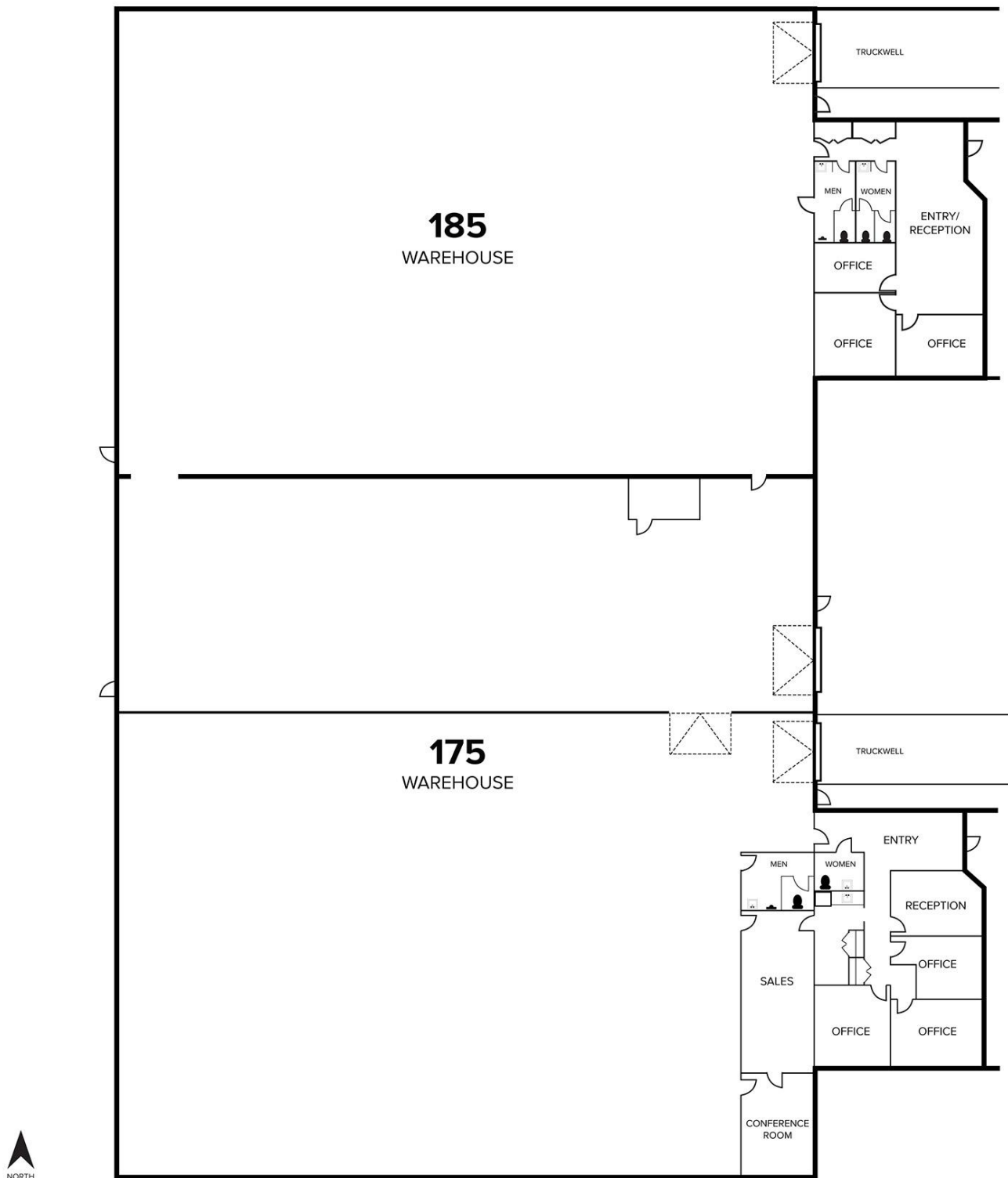
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Aerial



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