



## 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		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	27,600	Available Shop Sq. Ft.:	10,300 - 24,535	Office Dim:	N/A
Available Sq. Ft.:	11,300 - 27,600	Available Office Sq. Ft.:	1,000 - 3,065	Shop Dim:	N/A
PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1983
Clear Height:	19'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	2: 12 x 14	Security:	Yes	Signage:	Yes
Truckwells or Docks:	2	Interior:	No	Exterior:	Yes
Exterior Construction:	Siding	Lighting:	Fluorescent	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	Office	Restrooms:	Multiple	Floor Drains:	Yes
Heating:	Forced Air	Cranes:	No	Acreage:	2.936
Availability:	Immediately	Parking:	Ample	Land Dimensions:	N/A
Power (Amps/Volts):	1000 Amps, 480 Volts				

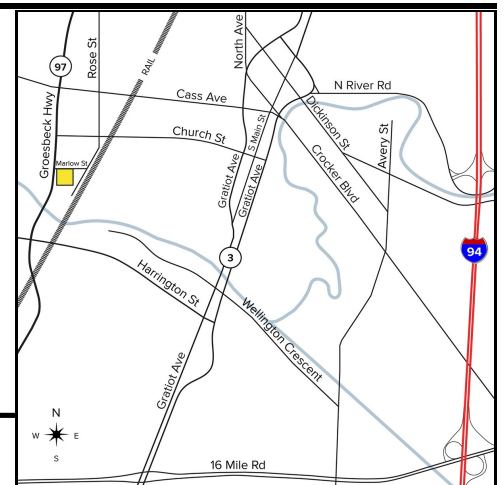
### PRICING INFORMATION

Lease Rate:	\$6.50	Mthly Rate:	N/A	Deposit:	N/A
Lease Type:	NNN	Lease Term:	N/A	TD:	N/A
Sale Price:	\$2,346,000 (\$85.00/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 \$2,346,000 or For Lease \$6.50/sq. ft. NNN
- 175 Malow Street 16,300 sq. ft. For Sale \$1,385,500 or For Lease \$7.50/sq. ft. NNN
- 185 Malow Street 11,300 sq. ft. For Sale \$985,000 or For Lease \$7.50/sq. ft. NNN



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

Ben Wilkiemeyer, (248) 359-0624, bwilkiemeyer@signatureassociates.com

Paul Saad, (248) 359-0652, psaad@signatureassociates.com