



Industrial For Lease

Property Name:

Location: 12850 E. Nine Mile Road
City, State: Warren, MI
Cross Streets: W. of Groesbeck Highway
County: Macomb
Zoning: M2

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	124,033	Available Shop Sq. Ft.:	120,316	Office Dim:	N/A
Available Sq. Ft.:	124,033	Available Office Sq. Ft.:	3,717	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1948
Clear Height:	16' - 21'	Rail:	Yes, CN	Sprinklers:	Yes
Grade Level Door(s):	1	Security:	Yes	Signage:	Yes
Truckwells or Docks:	9	Interior:	No	Exterior:	Yes
Exterior Construction:	Block/Brick	Lighting:	LED	Roof:	Rubber
Structural System:	Block/Steel	Bay Sizes:	60'	Floors:	6"
Air-Conditioning:	Office	Restrooms:	Yes	Floor Drains:	No
Heating:	Cambridge Units	Cranes:	No	Acreage:	6.410
Availability:	Immediately	Parking:	80	Land Dimensions:	N/A
Power (Amps/Volts):	1000 Amps, 240 Volts				

PRICING INFORMATION		Mthly Rate:	\$56,848.00/mo	TD:	N/A
Lease Rate:	\$5.50	Taxes:	\$112,252.43 (2025)	Deposit:	2 Month
Lease Type:	NNN	Parcel #:	12-13-35-201-001	Assessor #:	N/A
Lease Term:	3-10 Year(s)	Imprv Allow:	N/A	Options:	N/A

Tenant Responsibility: N/A

COMMENTS

Great access to I-696. Large fenced lot. Nice distribution building close to I-696!



Broker: SIGNATURE ASSOCIATES

Agent(s):

Joe Hamway, (248) 948-0113, jhamway@signatureassociates.com
 Greg Hudas, (248) 799-3162, ghudas@signatureassociates.com