



Industrial For Lease

Property Name:

Location: 23501 Mound Road

City, State: Warren, MI

Cross Streets: Stephens Road

County: Macomb

Zoning: Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	17,000	Available Shop Sq. Ft.:	14,200	Office Dim:	N/A
Available Sq. Ft.:	17,000	Available Office Sq. Ft.:	2,800	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1950
Clear Height:	14' - 24'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	2: 12 x 14, 16 x 16	Security:	No	Signage:	N/A
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Brick	Lighting:	LED	Roof:	Flat
Structural System:	Steel	Bay Sizes:	48' x 20'	Floors:	N/A
Air-Conditioning:	Office Only	Restrooms:	Yes	Floor Drains:	Yes
Heating:	Tube Radiant	Cranes:	Yes, 10-Ton; 16' underhook	Acres:	1.040
Availability:	Immediately	Parking:	34, Surface Spaces	Land Dimensions:	200 x 226
Power (Amps/Volts):	2000 Amps, 240 Volts, Heavy, Buss Duct, Air Lines				

PRICING INFORMATION

Lease Rate:	\$7.95	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$14,063.17 (2024/25)	Deposit:	N/A
Lease Term:	-	Parcel #:	12-13-29-428-010	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

New ownership, ready for tenant. Great visibility and ample parking. Fenced in lot. Contact broker for details.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Peter Vanderkaay, (248) 359-3837, pvanderkaay@signatureassociates.com

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com