



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	Acreage:	1.040

34, Surface Spaces Land Availability: Immediately Parking:

Dimensions: 200 x 226 Power (Amps/Volts): 2000 Amps, 240 Volts, Heavy, Buss Duct, Air Lines

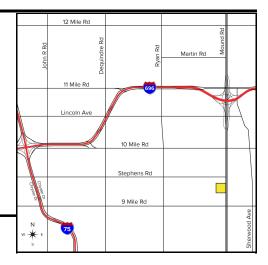
PRICING INFORMATION

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