



Industrial For Sublease

Property Name: Standex
Location: 35155 Automation Drive
City, State: Clinton Twp., MI
Cross Streets: 15 Mile Rd.
County: Macomb
Zoning: I-1

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	41,445	Available Shop Sq. Ft.:	34,013	Office Dim:	N/A
Available Sq. Ft.:	41,445	Available Office Sq. Ft.:	7,432	Shop Dim:	N/A

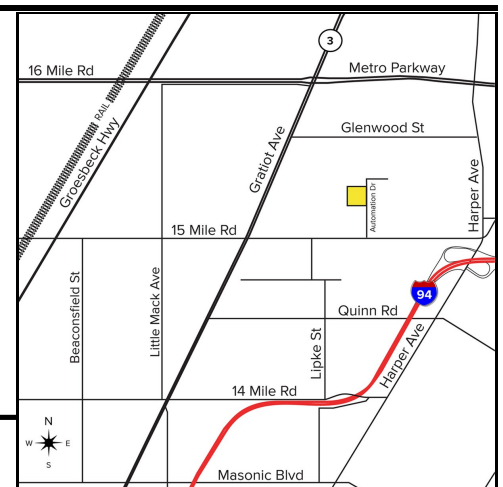
PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1996
Clear Height:	28'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	5: 14 x 14, 12 x 14	Security:	Yes	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block/Steel	Lighting:	N/A	Roof:	Rubber
Structural System:	Steel	Bay Sizes:	60' x 40'	Floors:	8"
Air-Conditioning:	Shop - Rooftop	Restrooms:	M/W	Floor Drains:	Yes
Heating:	Radiant	Cranes:	Yes, See Comments	Acreage:	3.180
Availability:	Immediately	Parking:	Dedicated	Land Dimensions:	N/A
Power (Amps/Volts):	1200 Amps, 480 Volts, 3-Phase				

PRICING INFORMATION		Mthly Rate:	N/A	TD:	N/A
Lease Rate:	\$7.25	Taxes:	\$58,627.22 (2024)	Deposit:	2 Months
Lease Type:	NNN	Parcel #:	16-11-26-376-052	Assessor #:	N/A
Lease Term:	N/A	Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

Air-conditioned shop. 5 cranes: (3) 10-Ton, (1) 15-Ton, & (1) 15/30-Ton. Men's and women's locker rooms. Bus duct and air-lines. Sublease through August 2028.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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