



Industrial For Lease

Property Name: Forterra Industrial Park - Building 7
Location: 24722-24800 Forterra Drive
City, State: Warren, MI
Cross Streets: 10 Mile & Groesbeck Hwy.
County: Macomb
Zoning: M-2

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 20,832	Building Type: Built	Mezzanine: N/A
Available Sq. Ft.: 4,807 - 10,685	Available Shop Sq. Ft.: 4,007 - 7,660	Office Dim: N/A
	Available Office Sq. Ft.: 800 - 3,025	Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 11' - 12'	Multi-Tenant: Yes	Year Built: 1984 (Retrofit: 2022)
Grade Level Door(s): 2: 8 x 10	Rail: No	Sprinklers: No
Truckwells or Docks: 0	Security: Yes	Signage: Monument
Exterior Construction: Face Brick	Interior: N/A	Exterior: N/A
Structural System: Steel	Lighting: LED	Roof: N/A
Air-Conditioning: 100%	Bay Sizes: N/A	Floors: N/A
Heating: Forced Air	Restrooms: Yes	Floor Drains: No
Availability: Immediately	Cranes: No	Acreage: 1.500
Power (Amps/Volts): 200 Amps, 240 Volts	Parking: Ample	Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$7.95 - \$8.95	Mthly Rate: N/A	TD: N/A
Lease Type: NNN	Taxes: TBD	Deposit: N/A
Lease Term: -	Parcel #: 12-13-26-203-005	Assessor #: N/A
	Imprv Allow: N/A	Options: N/A

Tenant Responsibility: N/A

COMMENTS

Upgraded space situated in a cul-de-sac park under new ownership. Clean industrial/hi-tech unit with a flexible floor plan that can be configured to suit any tenant's needs. 100% air-conditioned. New LED lighting. Completely refurbished unit, must see to appreciate



Broker: SIGNATURE ASSOCIATES

Agent(s):

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