



Industrial For Lease

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

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	20,832	Available Shop Sq. Ft.:	6,200	Office Dim:	N/A
Available Sq. Ft.:	10,685	Available Office Sq. Ft.:	4,485	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1984 (Retrofit: 2022)
Clear Height:	11' - 12'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 8 x 10	Security:	Yes	Signage:	Monument
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Face Brick	Lighting:	LED	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	100%	Restrooms:	Yes	Floor Drains:	No
Heating:	Forced Air	Cranes:	No	Acreage:	1.500
Availability:	Immediately	Parking:	Ample	Land Dimensions:	N/A
Power (Amps/Volts):	200 Amps, 240 Volts				

PRICING INFORMATION

Lease Rate:	\$10.50	Mthly Rate:	N/A	TD:	N/A
Lease Type:	Gross	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.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Ben Wilkiemeyer, (248) 359-0624, bwilkiemeyer@signatureassociates.com
 Paul Saad, (248) 359-0652, psaad@signatureassociates.com