



## 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

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

### PROPERTY INFORMATION

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

### PRICING INFORMATION

<b>Lease Rate:</b>	\$8.50	<b>Mthly Rate:</b>	N/A	<b>TD:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Taxes:</b>	TBD	<b>Deposit:</b>	N/A
<b>Lease Term:</b>	-	<b>Parcel #:</b>	12-13-26-203-005	<b>Assessor #:</b>	N/A
		<b>Imprv Allow:</b>	N/A	<b>Options:</b>	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):

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