



# PILOT

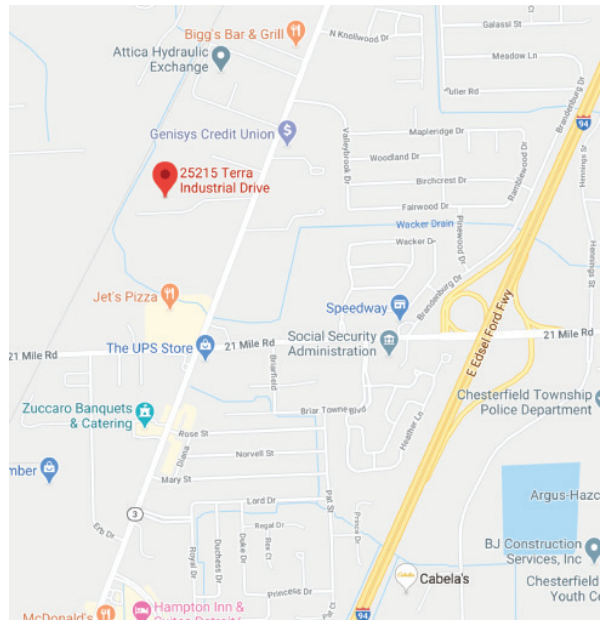
PROPERTY GROUP

## 25215 TERRA INDUSTRIAL DRIVE, CHESTERFIELD TOWNSHIP 48051

### PROPERTY OVERVIEW:

Move-In Ready. Available June 1, 2026  
 Excellent location with easy access to I-94 & Hall Rd / M-59  
 Shop area includes office, bathroom, 2 overhead doors & exhaust fan.  
 Office area includes 2 offices, 2 bathrooms & snack bar with sink & cabinet  
 Building has wrap around access for trucks.

Property Type:	<b>Industrial Multi-Tenant</b>
Total Building SF:	<b>13,440</b>
Total SF Available:	<b>6,720</b>
Parcel Size:	<b>1.03 AC</b>
Year Built:	<b>1986</b>
Zoning:	<b>M1 Light Industrial</b>
Office Sq. Ft.:	<b>880</b>
Shop Sq. Ft.:	<b>5,840</b>
Shop Ceiling Height:	<b>19' Clear</b>
Grade Level Doors:	<b>2 - 12'w x 14'h</b>
Power:	<b>3 Phase/208V/600AMPS</b>
Heat Type:	<b>Forced Air/Radiant</b>
Parking Spaces:	<b>32 +/-</b>
Cross Streets:	<b>Gratiot Ave. &amp; Terra Industrial Drive North of 21 Mile Road</b>
Lease Rate:	<b>\$5,460.00/Month (\$9.75/SF/YR)</b>
Lease Type:	<b>Modified Gross</b>



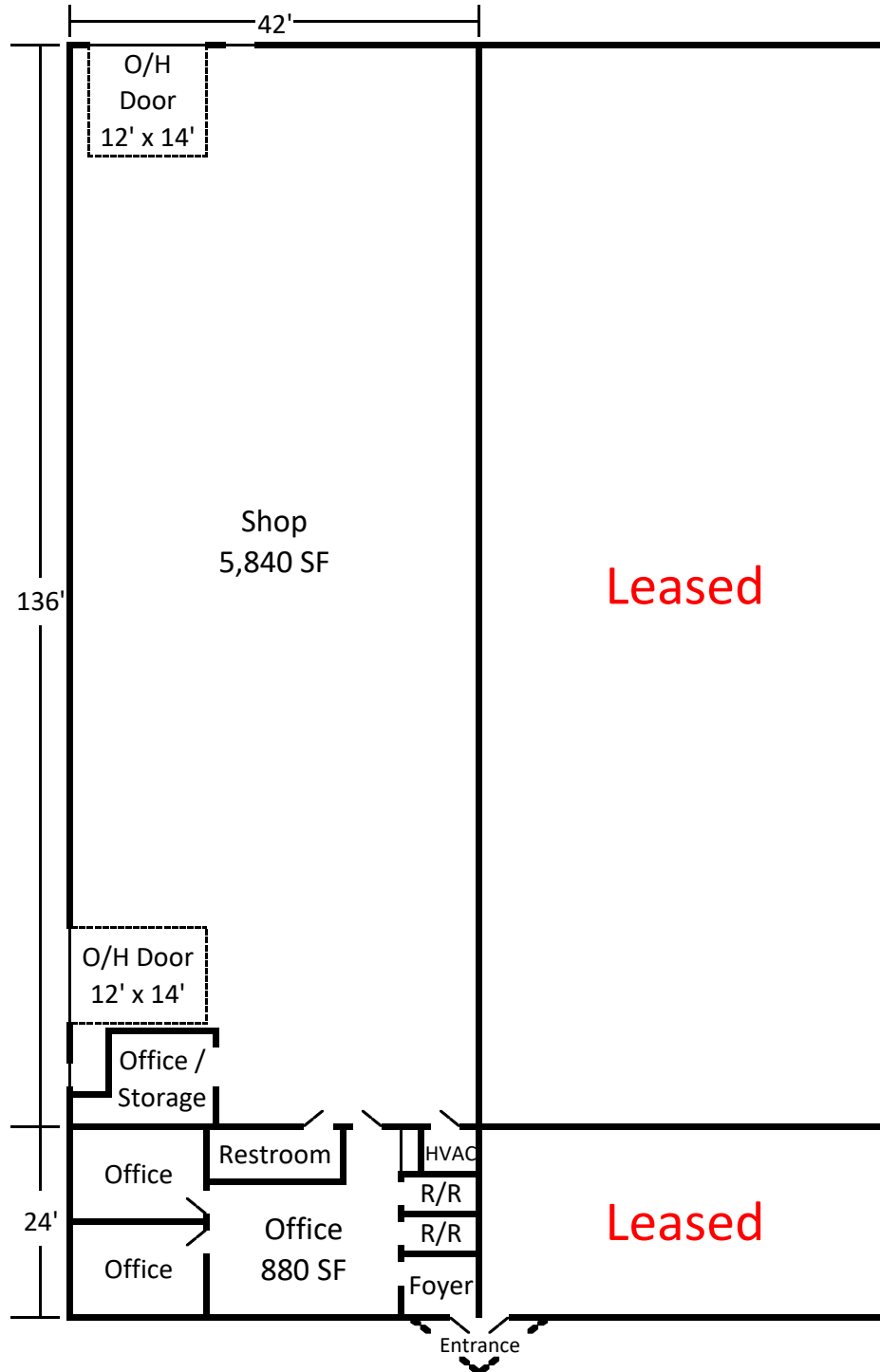
### AGENT CONTACT INFO

**TILL PACELLA** O: 586.254.0900 x123 • C: 586.291.3582 • till@pilotpg.com

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## FLOOR PLAN



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