

SIGNATURE ASSOCIATES
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Industrial For Lease

Property Name:
Location: 6500 Fourteen Mile Road, Unit: #200
City, State: Warren, MI
Cross Streets: East of Mound Road
County: Macomb
Zoning: M-2, Light Ind.

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	1,012,168	**Building Type:**	Built	**Mezzanine:**	Yes
Available Sq. Ft.:	115,000	**Available Shop Sq. Ft.:**	114,400	**Office Dim:**	N/A
		Available Office Sq. Ft.:	600	**Shop Dim:**	N/A

PROPERTY INFORMATION

Clear Height:	39'	**Multi-Tenant:**	Yes	**Year Built:**	1978 (Retrofit: 2022)
Grade Level Door(s):	0	**Rail:**	No	**Sprinklers:**	Yes
Truckwells or Docks:	34	**Security:**	Yes	**Signage:**	Yes
Exterior Construction:	Block/Steel	**Interior:**	No	**Exterior:**	Yes
Structural System:	Steel	**Lighting:**	LED	**Roof:**	Metal
Air-Conditioning:	Office	**Bay Sizes:**	60' x 40'	**Floors:**	6"
Heating:	Radiant/Gas	**Restrooms:**	Yes	**Floor Drains:**	Yes
Availability:	05/01/27	**Cranes:**	No	**Acreage:**	63.000
Power (Amps/Volts):	800/200 Amps; 480/277 Volts	**Parking:**	240	**Land Dimensions:**	Irregular

PRICING INFORMATION

Lease Rate:	$6.50	**Mthly Rate:**	$62,291.00/mo	**TD:**	N/A
Lease Type:	NNN	**Taxes:**	$1,788,641.64 (2025/26)	**Deposit:**	2 Months
Lease Term:	5-10 Year(s)	**Parcel #:**	12-13-04-126-022	**Assessor #:**	N/A
		Imprv Allow:	N/A	**Options**	N/A

Tenant Responsibility: 2026 NNN charges are $2.91/SF

COMMENTS

Space available:
115,000 sq. ft. warehouse space with 34 docks with 600 sq. ft. office and fully racked warehouse.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.