



Industrial For Lease

Property Name:

Location: 14140 E. Ten Mile Road
City, State: Warren, MI
Cross Streets: Ten Mile Road & Groesbeck Highway
County: Macomb
Zoning: M-2

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	10,800	Available Shop Sq. Ft.:	9,000
Available Sq. Ft.:	10,800	Available Office Sq. Ft.:	1,800
		Office Dim:	30 x 60
		Shop Dim:	60 x 150

PROPERTY INFORMATION

Freestanding:	Yes	Year Built:	1978	
Clear Height:	16'	Rail:	No	
Grade Level Door(s):	2: 12 x 14	Security:	No	
Truckwells or Docks:	0	Interior:	N/A	
Exterior Construction:	Face Brick	Lighting:	T5	
Structural System:	Block/Steel	Bay Sizes:	60x150	
Air-Conditioning:	Office Only	Restrooms:	Multiple	
Heating:	Forced Air	Cranes:	No	
Availability:	Immediately	Parking:	20	
Power (Amps/Volts):	600 Amps, 240 Volts, Buss duct distribution		Roof:	Rubber
			Floors:	N/A
			Floor Drains:	Yes
			Acreage:	3.820
			Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$6.95	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$1.20/SF (2025)	Deposit:	Negotiable
Lease Term:	N/A	Parcel #:	12-13-25-127-007	Assessor #:	N/A
		Imprv Allow:	N/A	Options:	N/A

Tenant Responsibility: N/A

COMMENTS

Situated at the back of a secure industrial complex. Rare 60' clear span layout - no columns. Landlord willing to provide upgrades to suit tenant's needs and requirements. Great proximity to I-696 and I-94. Can be combined with an adjacent 6,938 sq. ft. for a total of 17,738 sq. ft.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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