



Hi-Tech For Sublease

Property Name: Spinnaker Center
Location: 44696-44808 Helm Street, Unit: #44800
City, State: Plymouth/Twp., MI
Cross Streets: M-14/Sheldon Road
County: Wayne
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 96,050
Available Sq. Ft.: 4,000

Building Type: Built
Available Shop Sq. Ft.: 960
Available Office Sq. Ft.: 3,040

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 8'
Grade Level Door(s): 1
Truckwells or Docks: 0
Exterior Construction: Brick/Masonry
Structural System: Steel
Air-Conditioning: Yes
Heating: Gas Forced Air
Availability: Immediately
Power (Amps/Volts): 600 Amps, 220 Volts, 3-Phase

Multi-Tenant: Yes
Rail: No
Security: Yes
Interior: N/A
Lighting: Fluorescent
Bay Sizes: N/A
Restrooms: In Each Suite
Cranes: No
Parking: Common

Year Built: 1985
Sprinklers: Yes
Signage: At Suite Entrance
Exterior: N/A
Roof: N/A
Floors: 5" Concrete
Floor Drains: No
Acreage: 12.000
Land Dimensions: Irregular

PRICING INFORMATION

Lease Rate: \$12.50
Lease Type: NNN
Lease Term: N/A

Mthly Rate: N/A
Taxes: \$121,370.05 (2025/26)
Parcel #: 78-014-99-0002-015
Imprv Allow: N/A

TD: N/A
Deposit: N/A
Assessor #: N/A
Options: N/A

Tenant Responsibility: 2025 Est. NNN = \$4.00/SF

COMMENTS

Sublease through 3/31/29. Very clean functional space with great visibility from main entrance into park.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Dave Green, (248) 948-4184, dgreen@signatureassociates.com