



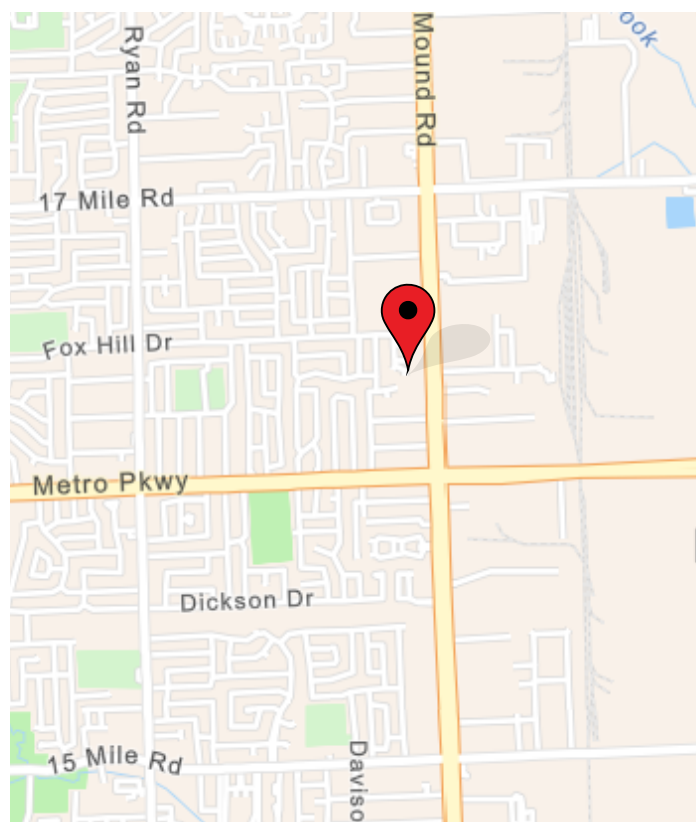
FOR SALE/LEASE

SPIRIT FORGE
38221 MOUND ROAD
STERLING HEIGHTS, MICHIGAN 48310

PROPERTY HIGHLIGHTS:

- 7,623 square foot stand alone building
- Nicely built out space with executive offices, shower and full kitchen
- Ample on-site parking
- Centrally located on Mound Road, minutes from M-53 and M-59 and I-696 expressways
- Signage available
- Lease rate: \$17.00 Gross per sq. ft.
- Sale price: \$1,500,000 (\$196/sq. ft.)

For more information, contact:
RICK TABBI, CCIM
(248) 800 7111
rick@tabbire.com



Spirit Forge | 38221 Mound Rd.,
Sterling Heights, Michigan 48310

[illegible]