



Industrial For Lease

Property Name: M-M Tech Commons
Location: 42700-42786 Mound Road
City, State: Sterling Heights, MI
Cross Streets: 19 Mile Road
County: Macomb
Zoning: Light Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	83,663	Available Shop Sq. Ft.:	1,100	Office Dim:	N/A
Available Sq. Ft.:	1,600	Available Office Sq. Ft.:	500	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1988 (Retrofit: 2026)
Clear Height:	15'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 12 x 14	Security:	Yes	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block	Lighting:	Fluorescent	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	Office Only	Restrooms:	Yes	Floor Drains:	No
Heating:	Gas	Cranes:	No	Acreage:	11.590
Availability:	Immediately	Parking:	Ample	Land Dimensions:	N/A
Power (Amps/Volts):	200 Amps, 220 Volts				

PRICING INFORMATION

Lease Rate:	\$13.95	Mthly Rate:	\$1,726.67/mo	TD:	N/A
Lease Type:	Gross	Taxes:	\$257,579.03 (2025)	Deposit:	N/A
Lease Term:	3-5 Year(s)	Parcel #:	10-10-09-100-005	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

Excellent well kept multi-tenant units. Close to I-696, M-59, M-53, with 64,961 cars per day on Mound at this location. Professionally managed and expansion available subject to availability.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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