



## Industrial For Lease

**Property Name:**

**Location:** 14132 - 14136 & 14140 E. Ten Mile Road

**City, State:** Warren, MI

**Cross Streets:** Ten Mile Road & Groesbeck Highway

**County:** Macomb

**Zoning:** M-2

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 17,738

**Available Sq. Ft.:** 6,938 - 17,738

**Building Type:** Built

**Available Shop Sq. Ft.:** 6,838 - 9,000

**Available Office Sq. Ft.:** 100 - 1,800

**Mezzanine:** N/A

**Office Dim:** 10 x 10

**Shop Dim:** 60 x 100

### PROPERTY INFORMATION

**Clear Height:** 16'

**Grade Level Door(s):** 3: 12 x 14

**Truckwells or Docks:** 0

**Exterior Construction:** Face Brick

**Structural System:** Block/Steel

**Air-Conditioning:** Office Only

**Heating:** Forced Air

**Availability:** Immediately

**Power (Amps/Volts):** 600 Amps, 240 Volts, Buss duct distribution

**Freestanding:** Yes

**Rail:** No

**Security:** No

**Interior:** N/A

**Lighting:** LED

**Bay Sizes:** 60' x 100'

**Restrooms:** Multiple

**Cranes:** No

**Parking:** 20

**Year Built:** 1981

**Sprinklers:** No

**Signage:** Yes

**Exterior:** N/A

**Roof:** Rubber

**Floors:** N/A

**Floor Drains:** Yes

**Acreage:** 3.820

**Land Dimensions:** N/A

### PRICING INFORMATION

**Lease Rate:** \$6.95 - \$7.95

**Lease Type:** NNN

**Lease Term:** N/A

**Mthly Rate:** N/A

**Taxes:** \$1.20/SF (2025)

**Parcel #:** 12-13-25-127-007

**Imprv Allow:** N/A

**TD:** N/A

**Deposit:** Negotiable

**Assessor #:** N/A

**Options:** N/A

**Tenant Responsibility:** N/A

### COMMENTS

Situated at the back of a secure, professionally maintained industrial complex. Rare 60' clear span layout - no columns. Great proximity to I-696 and I-94.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

Ben Wilkiemeyer, (248) 359-0624, bwilkiemeyer@signatureassociates.com

Paul Saad, (248) 359-0652, psaad@signatureassociates.com