



Industrial For Sublease

Property Name:

Location: 6555 Sims Drive
City, State: Sterling Heights, MI
Cross Streets: E. of Mound Road
County: Macomb
Zoning: M-2

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 26,320
Available Sq. Ft.: 26,320

Building Type: Built
Available Shop Sq. Ft.: 20,220
Available Office Sq. Ft.: 6,100

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

PROPERTY INFORMATION

Clear Height: 21'
Grade Level Door(s): 4: 14 x 16
Truckwells or Docks: 0
Exterior Construction: Block
Structural System: Steel
Air-Conditioning: Roof Mount
Heating: Gas - Roof Top
Availability: Immediately
Power (Amps/Volts): 1200 Amps, 480 Volts

Freestanding: Yes
Rail: No
Security: Yes
Interior: No
Lighting: N/A
Bay Sizes: 55 x 25
Restrooms: Yes
Cranes: No
Parking: 45

Year Built: 1998
Sprinklers: Yes
Signage: Yes
Exterior: No
Roof: Rubber
Floors: 6
Floor Drains: Yes
Acreage: 1.690
Land Dimensions: N/A

PRICING INFORMATION

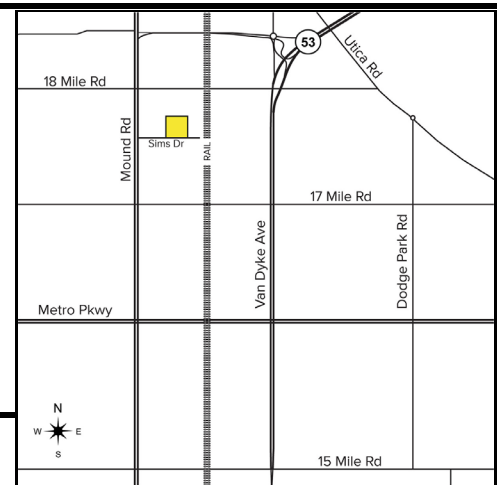
Lease Rate: \$8.50
Lease Type: NNN
Lease Term: 3-10 Year(s)
Sublease Term: thru 12/31/2029
Tenant Responsibility: N/A

Mthly Rate: \$18,643.00/mo
Taxes: \$28,519.28 (2024)
Parcel #: 10-10-16-176-016
Imprv Allow: N/A

TD: N/A
Deposit: 2 Months
Assessor #: N/A
Options: N/A

COMMENTS

100% air conditioned shop! Heavy power with bus duct. Immaculate condition!



Broker: SIGNATURE ASSOCIATES

Agent(s):

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