



SIGNATURE ASSOCIATES
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Industrial For Lease

Property Name:

Location: 145 Malow Street, Unit: F

City, State: Mt. Clemens, MI

Cross Streets: Groesbeck Highway

County: Macomb

Zoning: Lt Industrial, L-1

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 17,785

Available Sq. Ft.: 1,627

Building Type: Built

Available Shop Sq. Ft.: 1,427

Available Office Sq. Ft.: 200

Mezzanine: N/A

Office Dim: N/A

Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 14'

Grade Level Door(s): 1: 12 x 12

Truckwells or Docks: 0

Exterior Construction: Brick

Structural System: Block/Steel

Air-Conditioning: Office

Heating: GFA

Availability: Immediately

Power (Amps/Volts): 200 Amps, 240 Volts

Multi-Tenant: Yes

Rail: No

Security: No

Interior: N/A

Lighting: New LED

Bay Sizes: 41' x 60'

Restrooms: Yes

Cranes: No

Parking: Ample

Year Built: 1986 (Retrofit: 2020)

Sprinklers: No

Signage: Possible

Exterior: N/A

Roof: New Rubber

Floors: New Epoxy

Floor Drains: Yes

Acreage: 1.090

Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: Monthly

Lease Type: Gross

Lease Term: 3-5 Year(s)

Mthly Rate: \$1,550.00/mo

Taxes: \$0.93/SF (2025)

Parcel #: 05-11-15-403-007

Imprv Allow: N/A

TD: N/A

Deposit: N/A

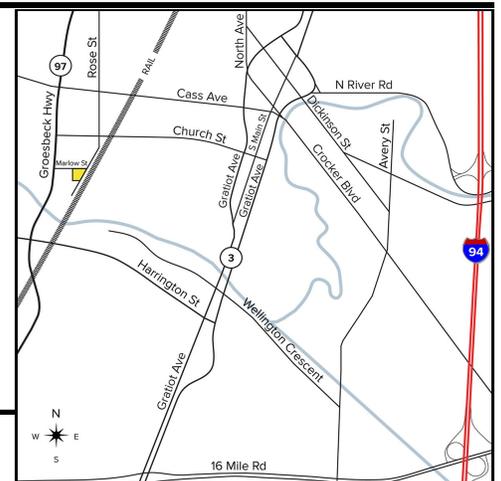
Assessor #: N/A

Options: N/A

Tenant Responsibility: N/A

COMMENTS

Rare opportunity to lease a small immaculate industrial unit. Must see to appreciate. New everything.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.