



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		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	17,785	Available Shop Sq. Ft.:	1,427	Office Dim:	N/A
Available Sq. Ft.:	1,627	Available Office Sq. Ft.:	200	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1986 (Retrofit: 2020)
Clear Height:	14'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 12 x 12	Security:	No	Signage:	Possible
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Brick	Lighting:	New LED	Roof:	New Rubber
Structural System:	Block/Steel	Bay Sizes:	41' x 60'	Floors:	New Epoxy
Air-Conditioning:	Office	Restrooms:	Yes	Floor Drains:	Yes
Heating:	GFA	Cranes:	No	Acreage:	1.090
Availability:	Immediately	Parking:	Ample	Land Dimensions:	N/A
Power (Amps/Volts):	200 Amps, 240 Volts				

PRICING INFORMATION

Lease Rate:	Monthly	Mthly Rate:	\$1,550.00/mo	TD:	N/A
Lease Type:	Gross	Taxes:	\$0.93/SF (2025)	Deposit:	N/A
Lease Term:	3-5 Year(s)	Parcel #:	05-11-15-403-007	Assessor #:	N/A
		Imprv Allow:	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):

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