



Industrial For Sublease

Property Name:

Location: 37641 Mound Road

City, State: Sterling Heights, MI

Cross Streets: N. of 16 Mile Road

County: Macomb

Zoning: TRO, Light Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	43,400	Available Shop Sq. Ft.:	29,500	Office Dim:	N/A
Available Sq. Ft.:	43,400	Available Office Sq. Ft.:	13,900	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	2018
Clear Height:	27' - 30'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	2: 12 x 14, 20 x 14	Security:	Yes	Signage:	Building
Truckwells or Docks:	1	Interior:	No	Exterior:	Yes
Exterior Construction:	Brick/Metal	Lighting:	LED	Roof:	Fat
Structural System:	Steel Frame	Bay Sizes:	76' x 76'	Floors:	N/A
Air-Conditioning:	Office	Restrooms:	8	Floor Drains:	No
Heating:	Radiant	Cranes:	No	Acreage:	2.280
Availability:	Immediately	Parking:	98, Surface	Land Dimensions:	N/A
Power (Amps/Volts):	1000 Amps, 480/240Volts, Airlines, Exhaust Fans, Buss Duct				

PRICING INFORMATION

Lease Rate:	Contact Broker	Mthly Rate:	Contact Broker	TD:	N/A
Lease Type:	NNN	Taxes:	\$2.66/SF (2024)	Deposit:	N/A
Lease Term:	-	Parcel #:	10-10-20-426-024	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

Excellent newer building in fantastic condition for sublease. Potential to do a direct lease with Landlord. Mound Road visibility. Please contact broker for details.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Peter Vanderkaay, (248) 359-3837, pvanderkaay@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.