

# Warehouse for Lease

7850 Second, Dexter, MI 48130



For Lease

FOR LEASE



## OFFERING SUMMARY

Lease Rate:	\$1,750.00 per month Plus Utilities
Available SF:	1,725 SF
Lot Size:	1.76 Acres
Zoning:	I-1 (Limited Industrial)

## PROPERTY DESCRIPTION

This 1,725 SF warehouse suite offers clean, functional space within a larger industrial building just steps from downtown Dexter. The space features 16' clear ceiling height, large windows providing natural light, and warehouse shelving that can remain or be removed depending on tenant needs. Users benefit from access to multiple loading docks as well as a convenient secondary elevated loading door for flexible shipping and receiving operations.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,620	3,905	10,505
Total Population	4,145	10,300	27,887
Average HH Income	\$133,777	\$152,504	\$165,782

Interior amenities include a private thermostat, access to a shared breakroom/kitchenette, and restrooms. The suite provides an efficient footprint suited for distribution, light manufacturing, storage, contractor trades, or creative industrial users seeking a well-located, small-format warehouse.

Ample onsite parking, easy circulation, and excellent visibility enhance day-to-day operations. Located within walking distance to Dexter's vibrant downtown district, the property offers quick access to local services, restaurants, retail, and M-14 for regional connectivity.

**Jeff Evans**

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Warehouse



Common Area



Common Area



Common Area



Common Area



Loading Dock



Exterior

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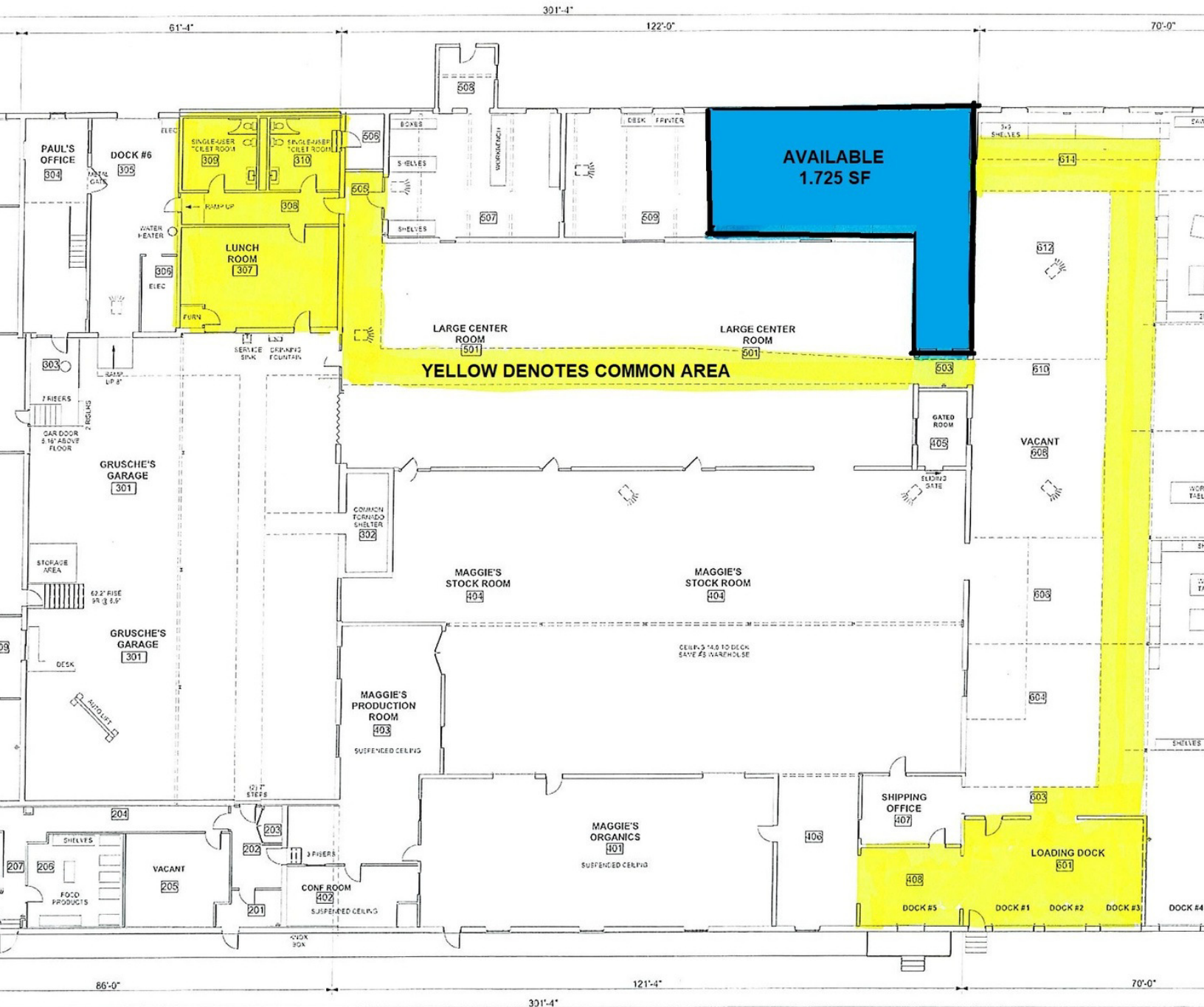


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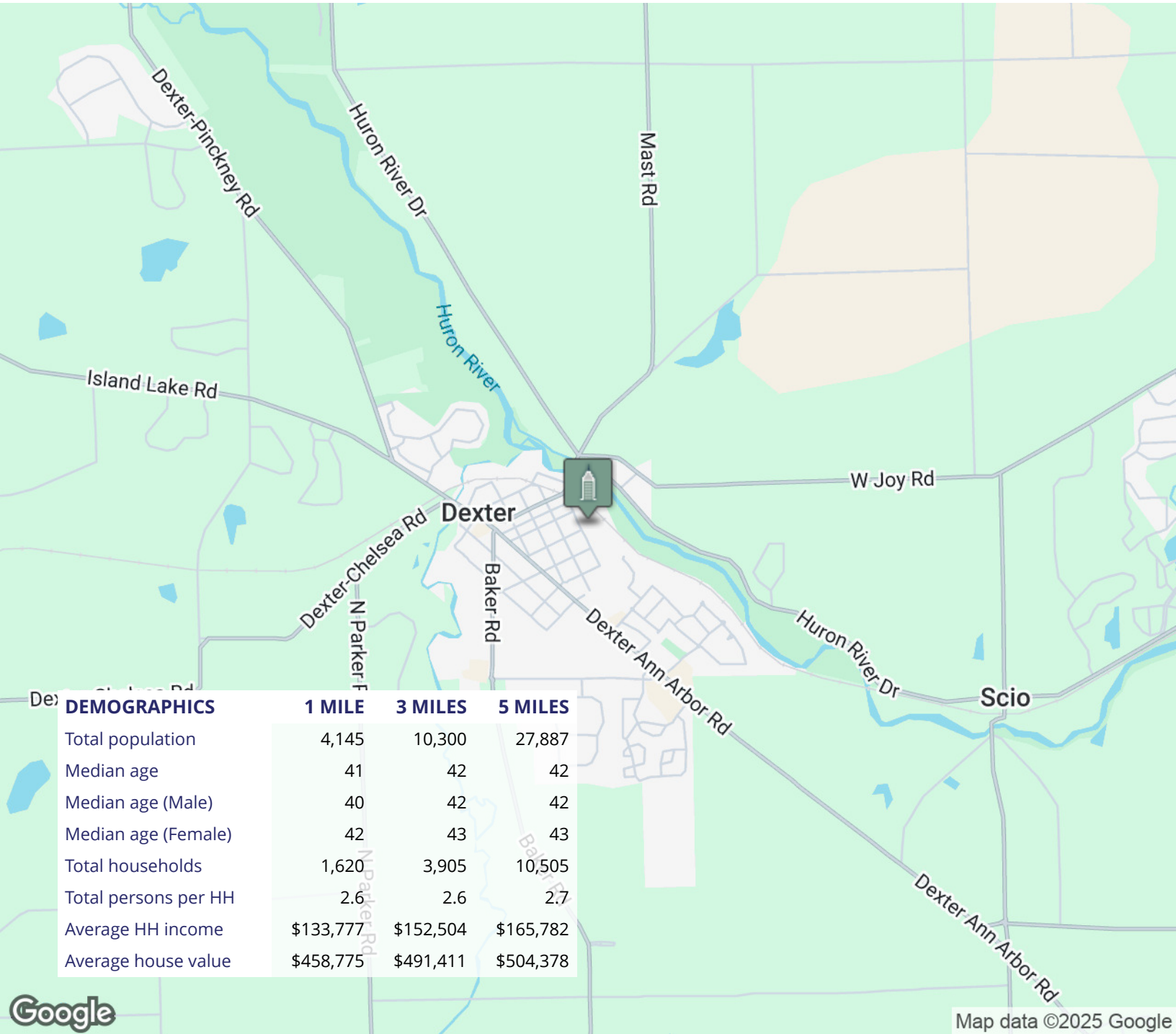
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	4,145	10,300	27,887
Median age	41	42	42
Median age (Male)	40	42	42
Median age (Female)	42	43	43
Total households	1,620	3,905	10,505
Total persons per HH	2.6	2.6	2.7
Average HH income	\$133,777	\$152,504	\$165,782
Average house value	\$458,775	\$491,411	\$504,378

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