

Warehouse / Office / Workshop

7850 Second, Dexter, MI 48130



FOR LEASE



OFFERING SUMMARY

Suite C (Office):	337 SF \$575.00/MO Includes Utilities
Suite B/C (Office/Storage):	1,875 SF \$1,875.00/MO Includes Utilities
Suite F (Workshop):	1,571 SF \$1,850.00/MO Includes Utilities
Suite G (Warehouse):	1,725 SF \$1,750.00/MO Includes Utilities
Zoning:	I-1 (Limited Industrial)

PROPERTY HIGHLIGHTS

- 16' clear ceiling height in warehouse suites
- Large windows with natural light
- Access to multiple loading docks
- Secondary elevated loading door
- Private entrances available
- Shared breakroom/kitchenette and restrooms
- Ample onsite parking
- Steps from downtown Dexter
- I-94, M-14 and US-23 provide for regional connectivity

Jeff Evans

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PROPERTY DESCRIPTION

Functional small-format warehouse and office suites available within a larger industrial building just steps from downtown Dexter. The property offers clean, flexible space suited for distribution, light manufacturing, storage, contractor trades, creative industrial users, or businesses seeking practical warehouse space with nearby downtown amenities.

Suite C is a 337 SF office measuring approximately 20' x 17.5'. The office includes a private entrance, utilities, and access to common area amenities. Suites B and C can be combined for a total of 1,875 SF. Wi-Fi and communications are tenant responsibility.

Suite F offers 1,571 SF of workshop space with windows, a private entrance, 16' ceiling height, access to loading docks, and access to common area amenities. Interior amenities include a private thermostat, shared breakroom/kitchenette access, and restrooms.

Suite G offers 1,725 SF of warehouse space with 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 secondary elevated loading door for added shipping and receiving flexibility.

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

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Suite G



Suite G



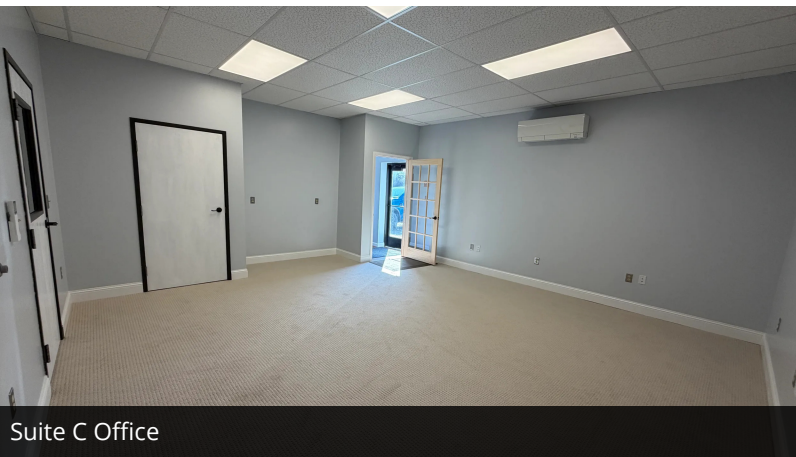
Common Area



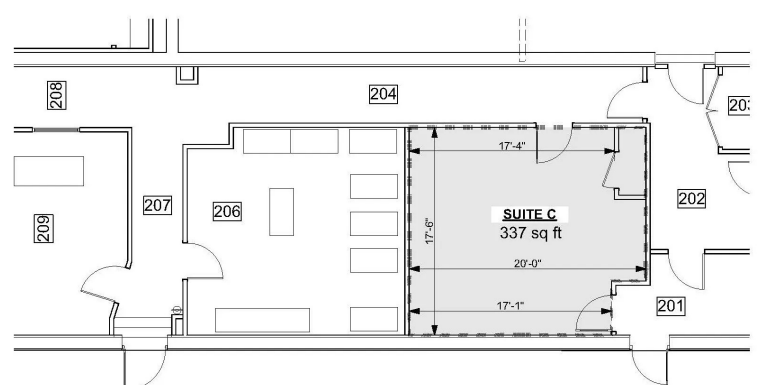
Common Area



Common Area



Suite C Office



Suite C Floor Plan

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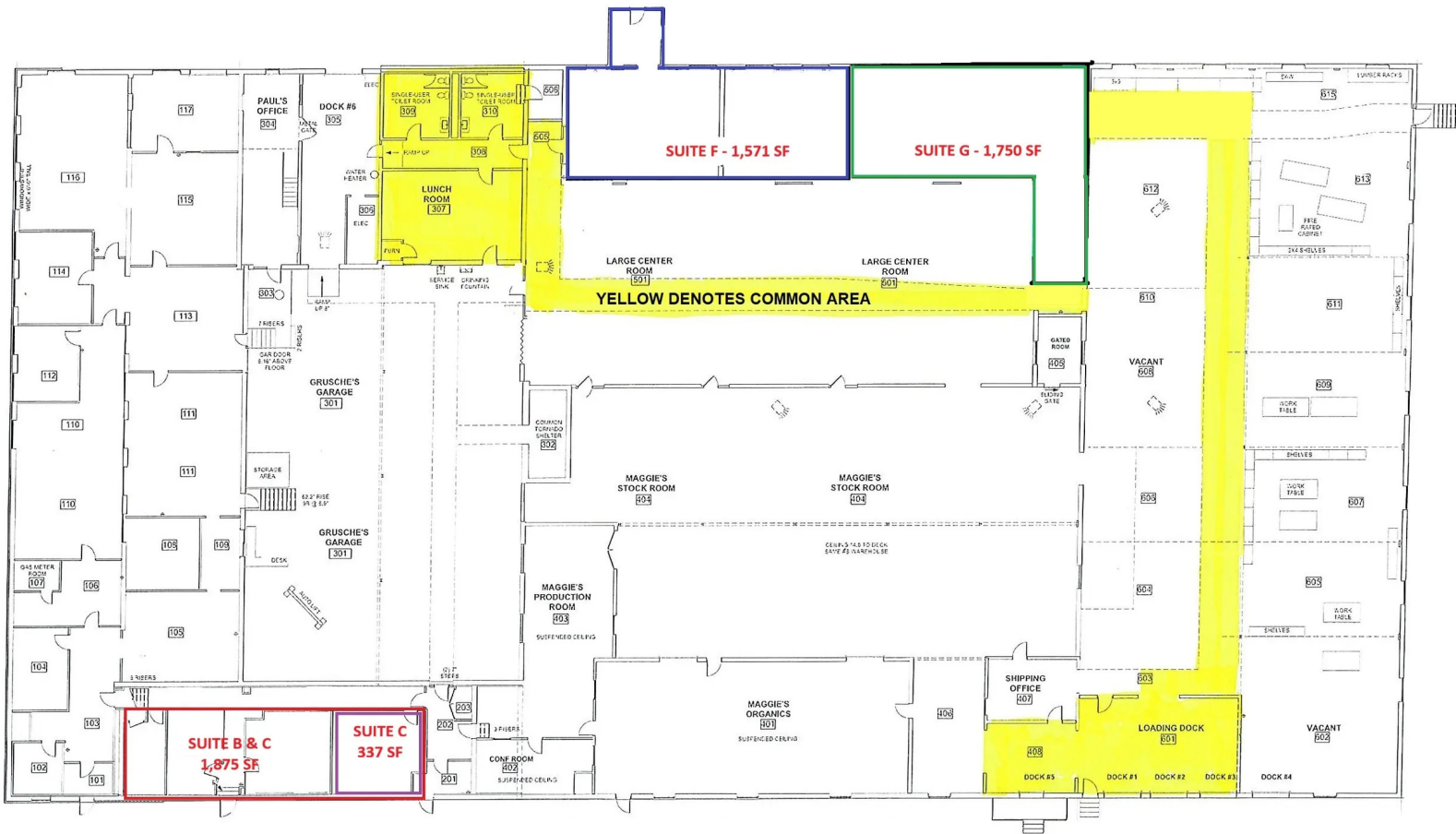
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Entire Building Floor Plan

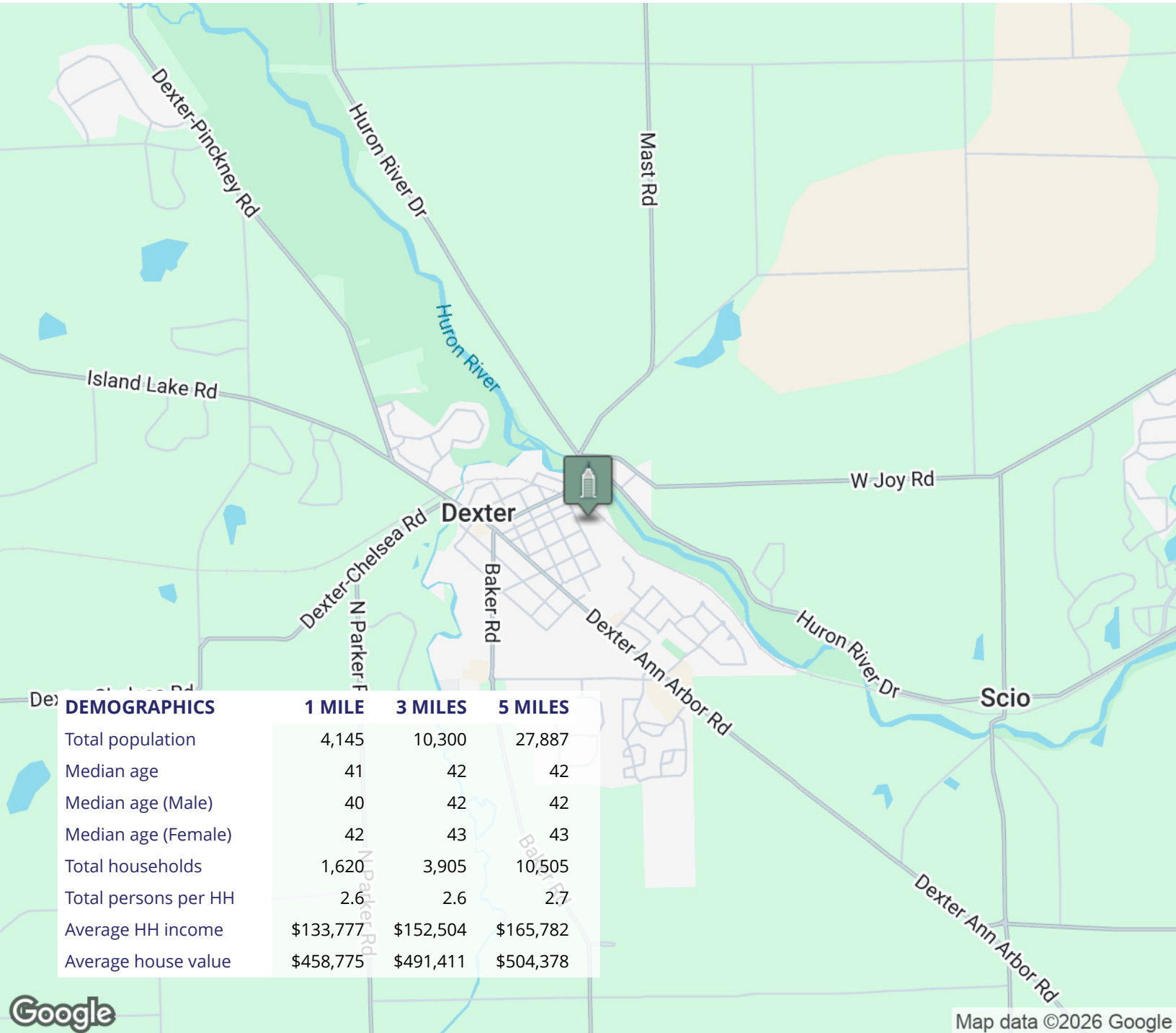
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