

Prime Industrial - Manufacturing

10250 M-52, Manchester, MI 48158



FOR LEASE



OFFERING SUMMARY

Suite 1B:	6,900 SF \$8.00 SF/yr Plus Utilities
Suite 1:	10,500 SF \$10.00/SF/yr Plus Utilities
Zoning (Sharon Twp):	I-1 (Industrial District)

PROPERTY HIGHLIGHTS

- 6,900 - 10,500 SF available
- Newly renovated in 2024
- Private entrances
- Two overhead doors
- Two 3-ton cranes
- Ceilings up to 15'6" (up to 12' clear)
- 240V 3-phase power with bus duct system
- Ventilation exhaust system
- Paved parking
- Additional yard space available (unpaved and unfenced)

LOCATION DESCRIPTION

10250 M-52 is located in Sharon Township offering easy access to major highways including I-94, US-12, and M-52. This prime location is ideal for industrial businesses, providing excellent connectivity to surrounding areas and key transportation routes for efficient logistics and distribution.

Charlie Koenn
734.926.0230
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PROPERTY DESCRIPTION

Discover the perfect space for your industrial needs at 10250 M-52, Manchester, MI. This newly renovated (2024) facility offers 10,500 square feet of versatile industrial space.

Key Features:

Suite 1 - 10,500 SF

- Six modern offices (1,500 SF) with air conditioning, ideal for administrative or managerial use
- Two overhead doors
- Two 3-ton cranes
- Ceilings up to 15' 6" (up to 12' clear)
- Private entrance
- Two restrooms

Suite 1B - 6,900 SF

- Three offices
- One overhead door
- One 3-ton crane
- Ceilings up to 15' 6" (up to 12' clear)
- One restroom

- Utilities: Equipped with propane, well, and septic systems for self-sufficiency

- Power: Ample 240V 3-phase power, supported by a convenient bus duct system

- Ventilation: Ventilation exhaust system ensures optimal air circulation and safety

- Parking: Paved parking lot with ample space for employees and visitors

- Yard: Additional yard space available (unpaved and unfenced)

- Accessibility: Excellent connectivity to I-94, US-12, and M-52 for streamlined logistics and distribution

- Renovation: Recently renovated in 2024 with a new metal roof

This property is perfectly suited for manufacturing, warehousing, or other industrial operations, combining modern amenities with strategic location advantages.

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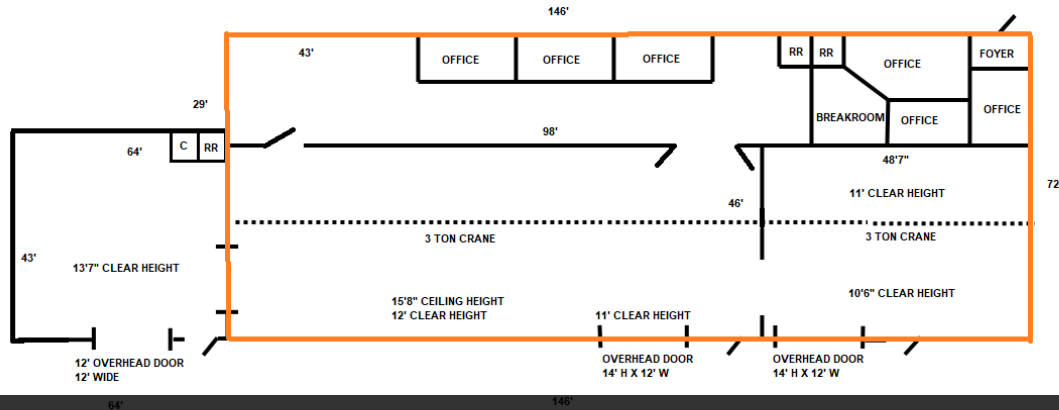
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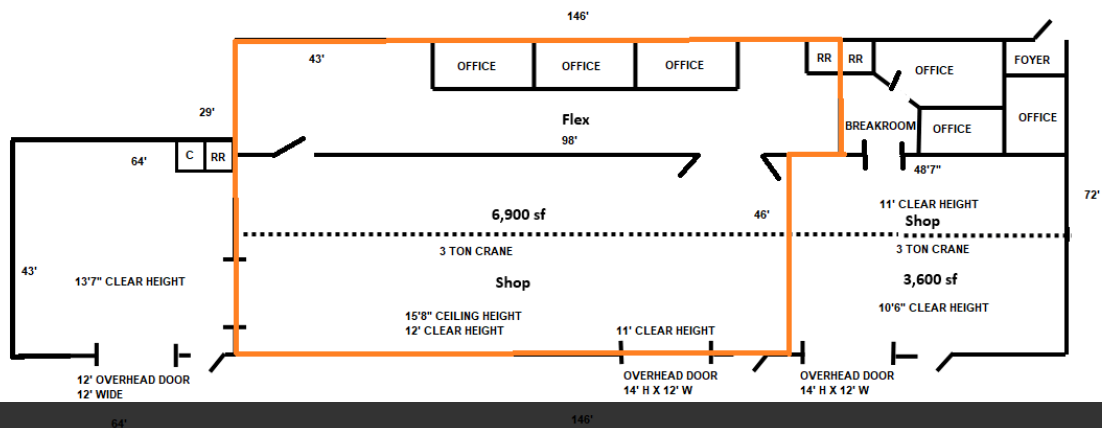
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Suite 1 - 10,000 SF



Suite 1B - 6,900 SF

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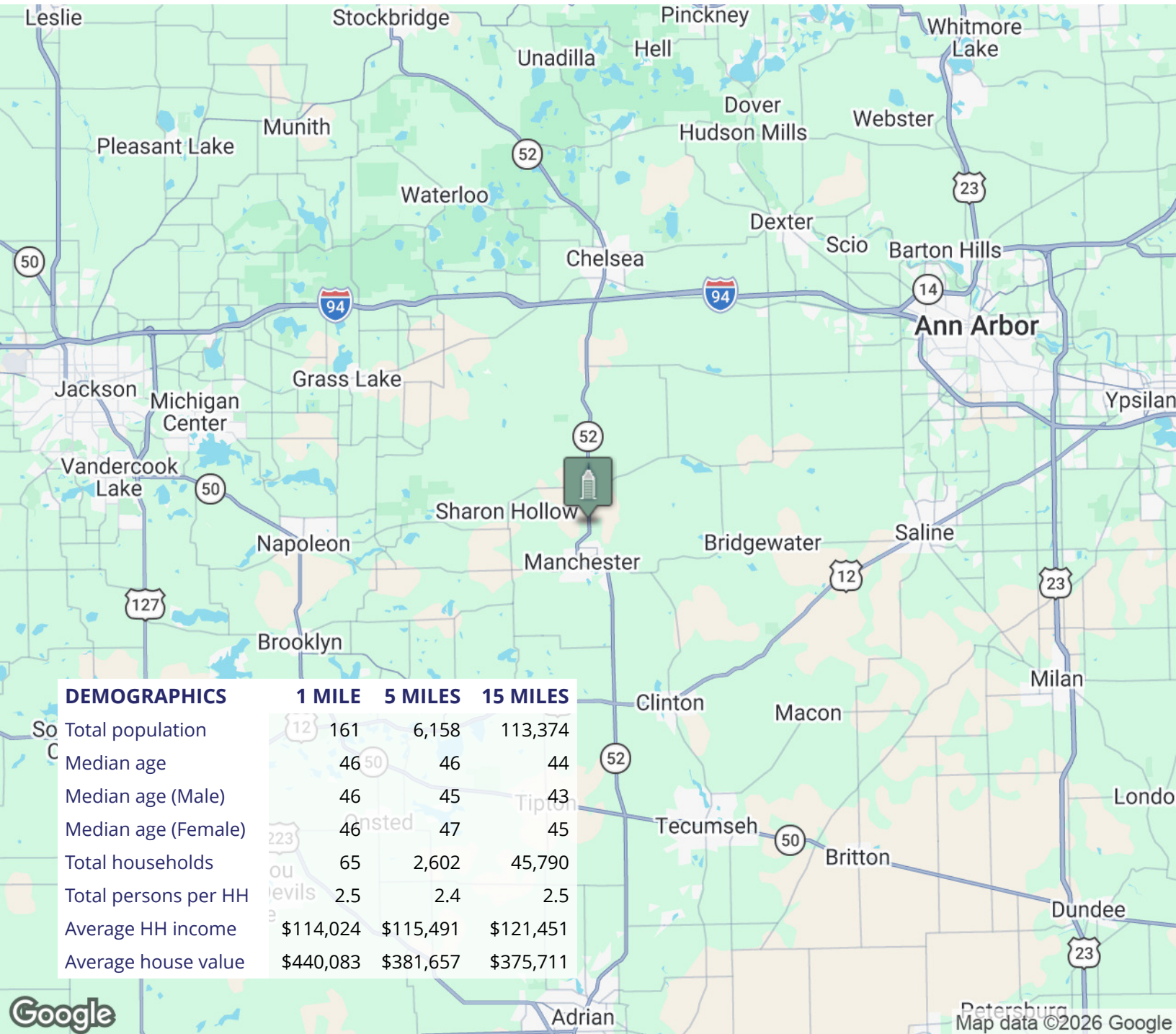
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