

# Build to Suit Industrial / Retail

18875 W Austin Road, Manchester, MI 48158



## FOR LEASE



### OFFERING SUMMARY

Lease Rate: \$8.00 SF/yr  
Plus Utilities

Available SF: 2,000 - 6,345 SF

Zoning: CC (Community Commercial District)

### PROPERTY HIGHLIGHTS

- Approximately 6,345 sf
- Willing to build out - clean slate
- Zoned Community Central Commercial (CC)
- Possible uses include retail/showroom, professional offices, and equipment services
- One overhead door
- One dock door
- Just west of downtown Manchester
- Easy access to M-52 and I-94

#### Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com

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## PROPERTY DESCRIPTION

This approximately 6,345 square-foot property is available for lease and offers the option for build-out to suit tenant needs. Divisible from 2,000 sf up to 6,345 sf for entire space. Property has outside storage available and ideal is for contractors.

Zoned as Community Central Commercial District (CC), the space is ideal for uses such as retail/showroom, professional offices, or equipment services. The building features one overhead door and one dock door, making it suitable for operations requiring easy access for vehicles or equipment loading.

Located just west of downtown Manchester, the property offers convenient access to both M-52 & I-94, ensuring excellent regional connectivity. This flexible space is ready to accommodate a variety of business configurations.

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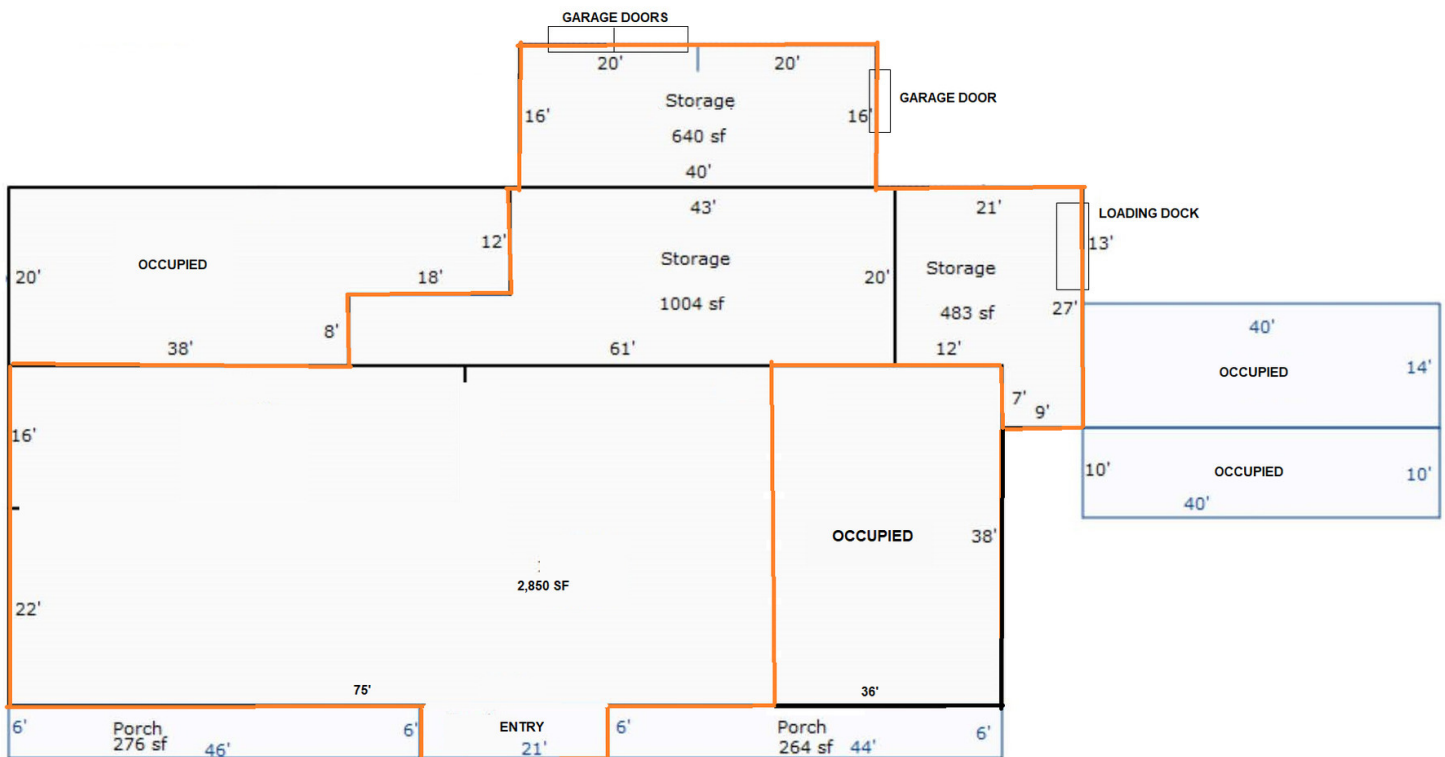
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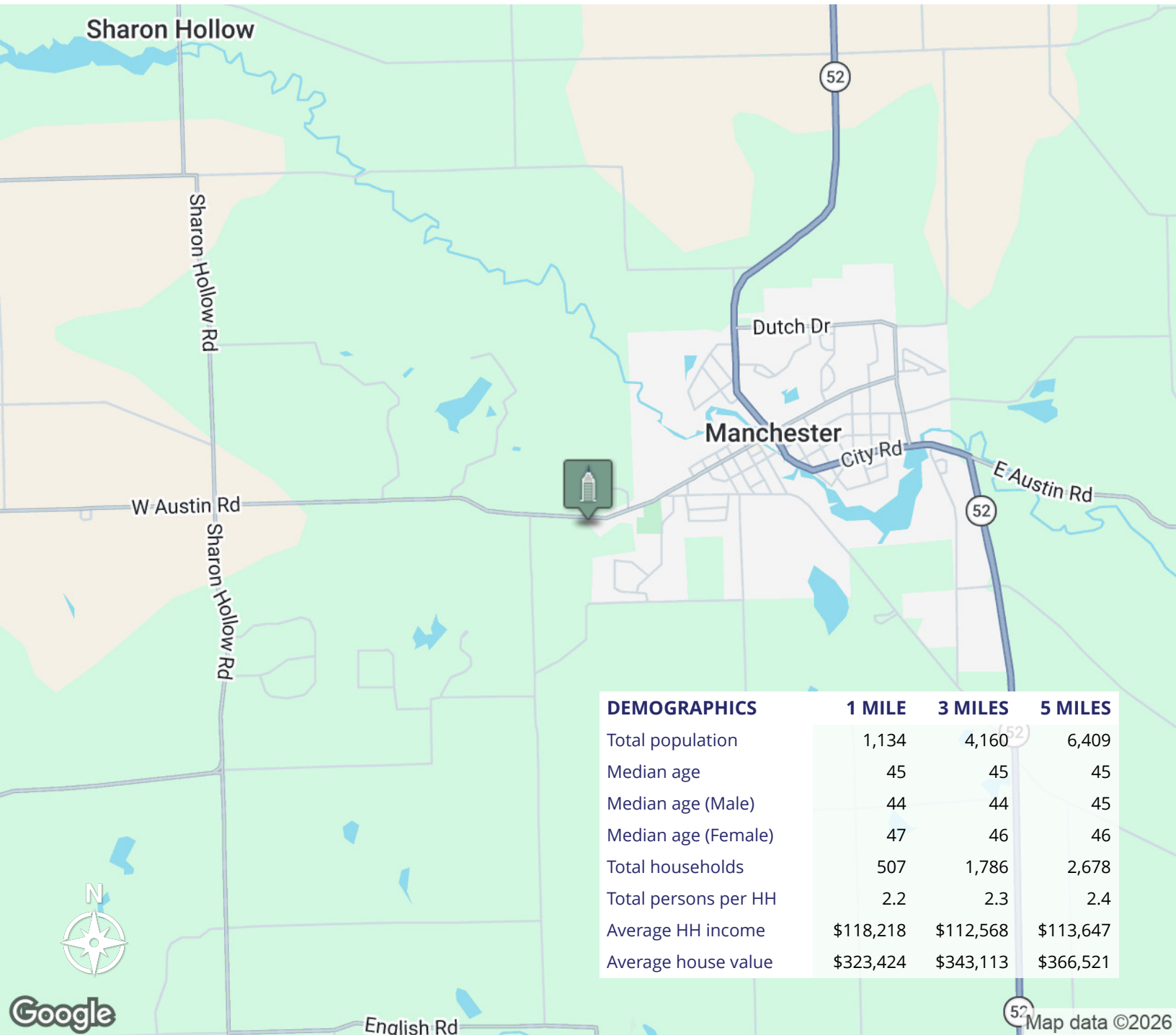
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**Swisher**  
COMMERCIAL

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