



Industrial For Lease

Property Name:

Location: 48325-48335 Gratiot Avenue, Unit: #48335

City, State: Chesterfield Twp., MI

Cross Streets: N. of 21 Mile Road, W. of I-94

County: Macomb

Zoning: M-2, General Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	8,626	Available Shop Sq. Ft.:	3,214	Office Dim:	N/A
Available Sq. Ft.:	4,245	Available Office Sq. Ft.:	1,031	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	2001 (Retrofit: 2025)
Clear Height:	20'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 12 x 14	Security:	Yes	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Brick/Block	Lighting:	T-8	Roof:	Flat - Rubber
Structural System:	Steel	Bay Sizes:	N/A	Floors:	6"/Epoxy
Air-Conditioning:	Forced Air	Restrooms:	2	Floor Drains:	No
Heating:	Radiant	Cranes:	No	Acreage:	1.330
Availability:	Immediately	Parking:	18 - 20	Land Dimensions:	N/A
Power (Amps/Volts):	600 Amps, 240 Volts, 3-Phase				

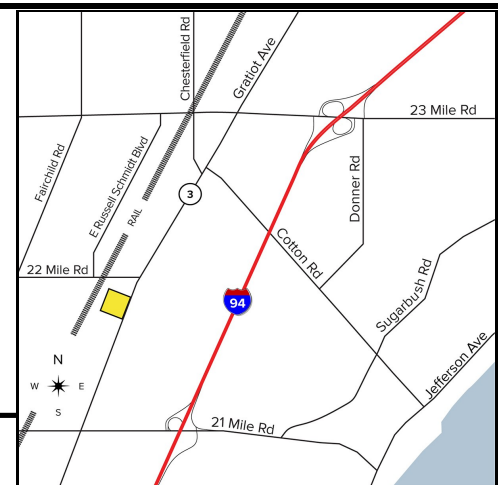
PRICING INFORMATION

Lease Rate:	Monthly	Mthly Rate:	\$3,700.00/mo	TD:	N/A
Lease Type:	MG	Taxes:	\$1.20/SF (2025)	Deposit:	2 Months
Lease Term:	3-5 Year(s)	Parcel #:	15-09-30-126-035	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: Utilities

COMMENTS

Well-maintained multi-tenant unit. Minutes from I-94. Clear span, epoxy floors, Shop A/C, (2) private offices, air lines. End, front unit. Main road exposure.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Paul Saad, (248) 359-0652, psaad@signatureassociates.com

Ben Wilkiemeyer, (248) 359-0624, bwilkiemeyer@signatureassociates.com