



OFFERING SUMMARY

Space Available	3,060 SF
Lease Rate	\$12.00/SF Gross + Utilities
Lease Term	36 months
Monthly Rent	\$3,060
Overhead Door	10' x 10'
Occupancy	Immediate
Parking	On-site
Zoning	CG

PROPERTY OVERVIEW

Clean, recently updated industrial/warehouse space with immediate access to I-94. This 3,060 SF unit features re-freshed office space, new restrooms, a 10' x 10' overhead door, and 12-foot clear ceiling height, making it ideal for warehousing, light manufacturing, distribution, and a variety of commercial uses. The property also offers ample surface parking and signage opportunities, providing excellent functionality and visibility for tenants seeking a well-located location in Macomb County.

PROPERTY HIGHLIGHTS

- Easy immediate ingress/egress from I-94
- Minutes from I-696, M-59, Gratiot and Groesbeck
- Fully air conditioned space
- 10' x 10' overhead door and 12' ceilings
- Recently remodeled space
- GC zoning allows for many uses



Anton, Sowerby & Associates
79 Macomb Place
Mount Clemens, MI 48043
586-469-8888
www.anton-sowerby.com



LISTING AGENT:
Susan Blanchard
586-469-8888

sblanchard@anton-sowerby.com