

8710 N. CUSTER ROAD
MONROE, MI 48162
(RAISINVILLE TOWNSHIP)

OFFICE BUILDING FOR LEASE
5,000 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

MONROE OFFICE

VIEW 360° TOUR

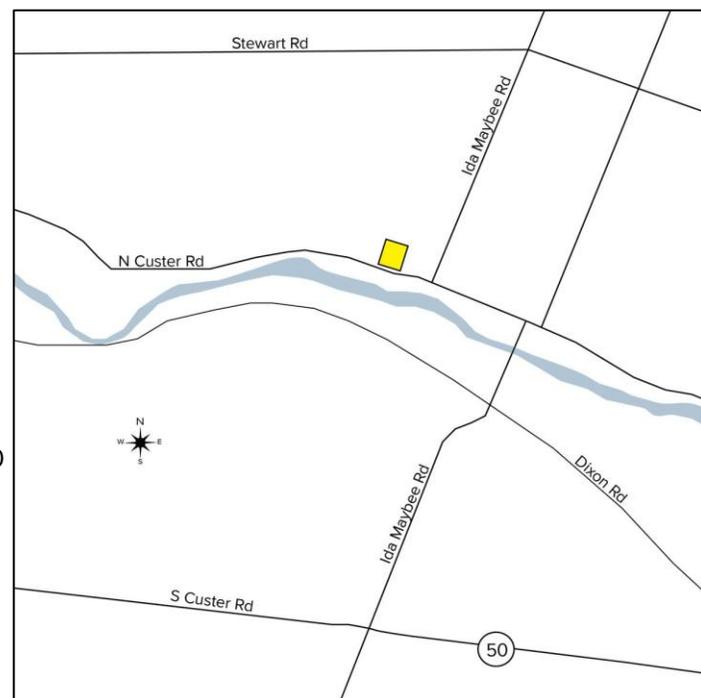


OFFICE



GENERAL INFORMATION

Lease Rate:	\$9.00/sf NNN (\$3,750/mo.)
Available Space:	5,000 sf
Building Size:	5,000 sf
Number of Stories:	2 story office
Year Constructed:	2014
Condition:	Excellent
Lot Dimensions:	Approximately 300' x 585'
Acreage:	4
Closest Cross Street:	West of Ida Maybee Rd. & north of M-50
County:	Monroe
Zoning:	M - Manufacturing
Parking:	Concrete lot
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

ROB KELEGHAN, SIOR
(419) 249 6323 or (419) 680 7663
rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR
(419) 249 6311 or (419) 290 8334
kfields@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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Office Building For Lease

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BUILDING SPECIFICATIONS

Office Space:	5,000 sf (2,500 sf per floor)
Exterior Walls:	Dryvit
Structural System:	Steel & wood
Roof:	Standing seam metal & wood joist
Floors:	Concrete slab
Floor Coverings	Office – Italian stone & hardwood
Ceiling Height:	9' to 10'
Basement:	No
Heating:	3 GFA units in office
Air Conditioning:	3 zones in office building
Power:	800 Amps at 480 Volts and 208 3 phase 4 wire
Security System:	Office – alarm High tech security with cameras and keyless entry system
Restrooms:	3 in office
Sprinklers:	No
Lighting:	Updated LED lights

2025 REAL ESTATE TAXES

Parcel Number:	13-470-013-00
Total Annual Taxes:	\$19,591.22

Comments:

- Exceptional office built in 2014. Modern open layout with high-end finishes.
- Office has 5 executive offices, luxury owner suite, reception area, 3 restrooms, kitchenette, ample storage & conference room.
- Updated LED lighting
- New concrete, stone, and landscaping.
- 8 Miles to US-23 (Exit 17) and 10 miles to I-75 (Exit 18)



BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Negotiable
Sign on Property:	Yes
Key Available:	Call listing agents

LEASE DETAILS

Term:	3 - 10 years
Security Deposit:	2 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsibilities:	Utilities, prorated taxes, insurance and common area maintenance including landscaping and snow removal.
NNN estimated changes equal	\$1.54/sf annual.

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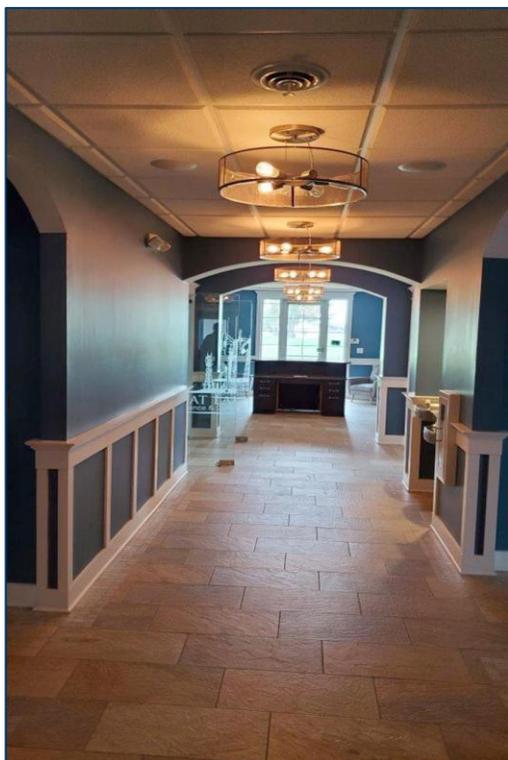
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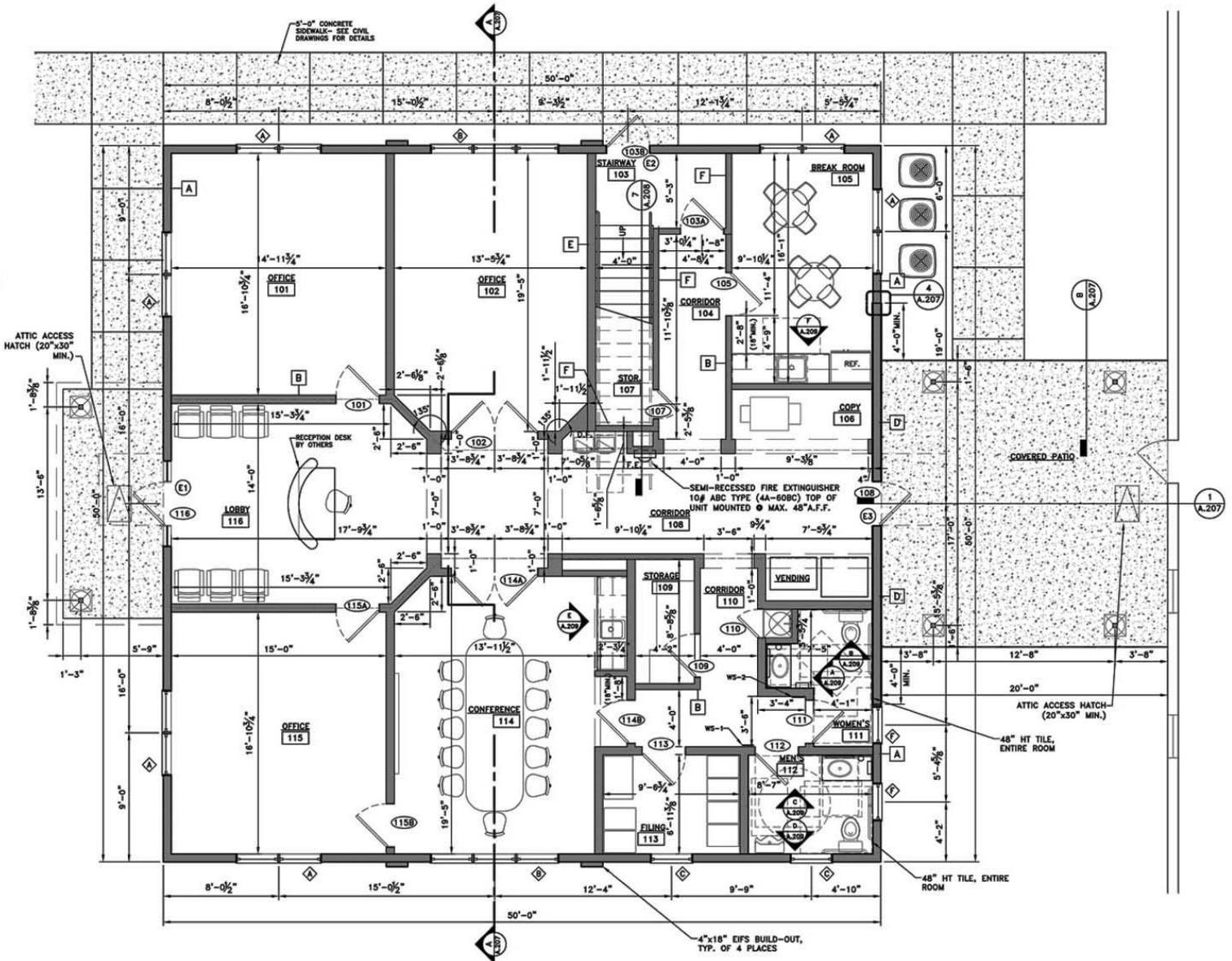
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First Floor Office



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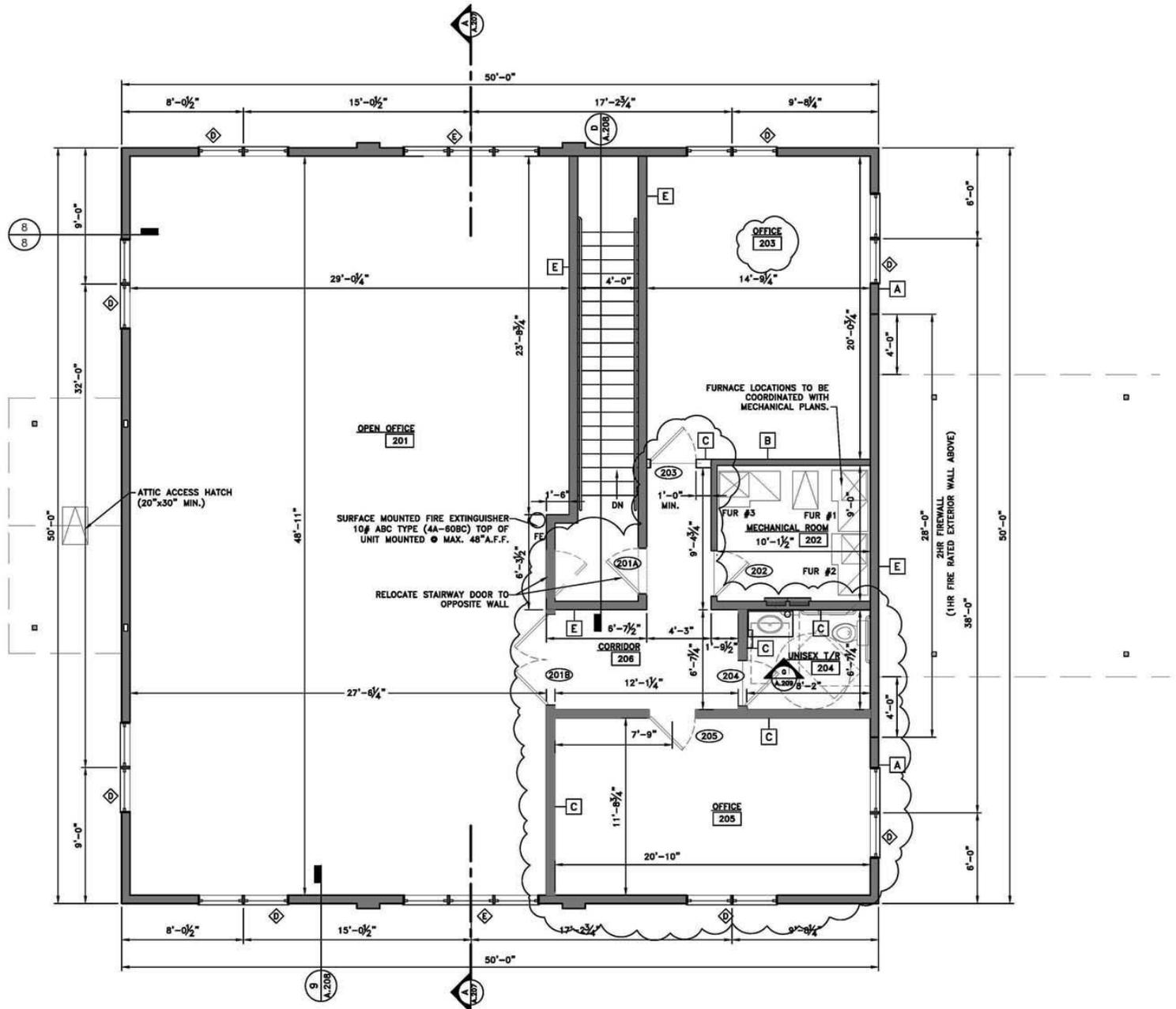
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Second Floor Office



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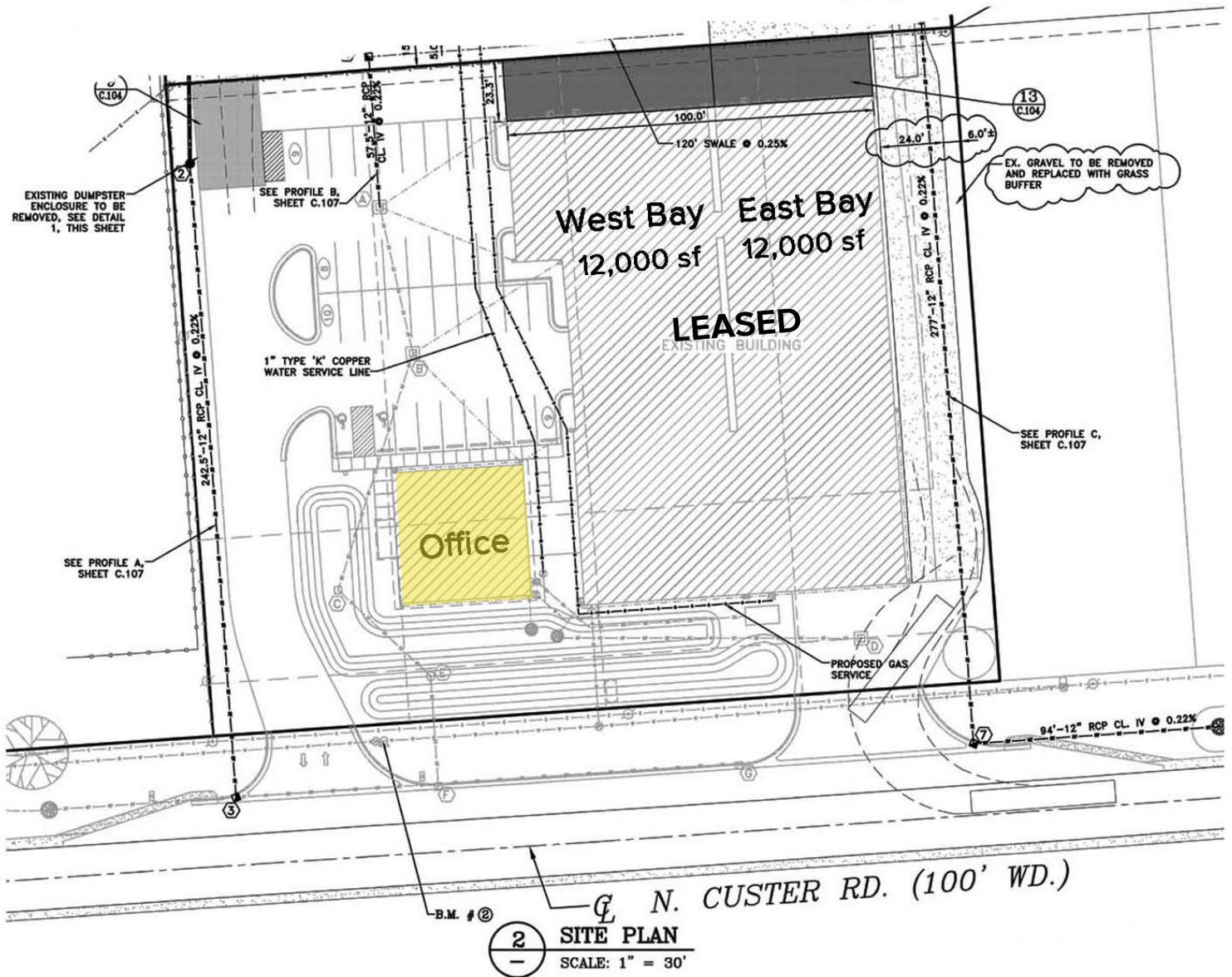
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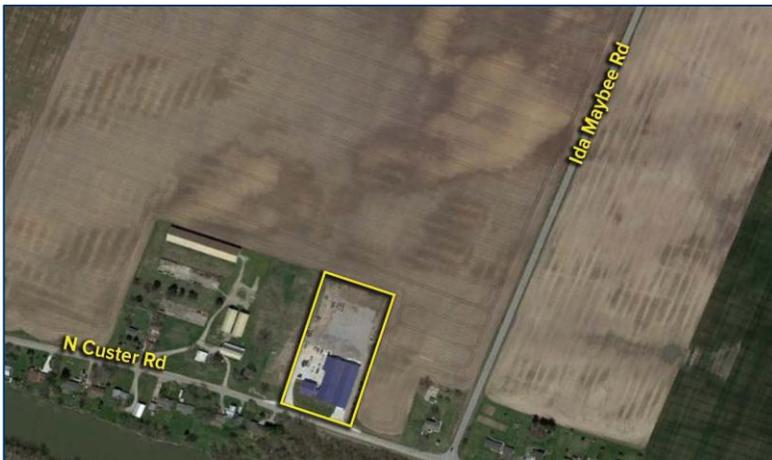
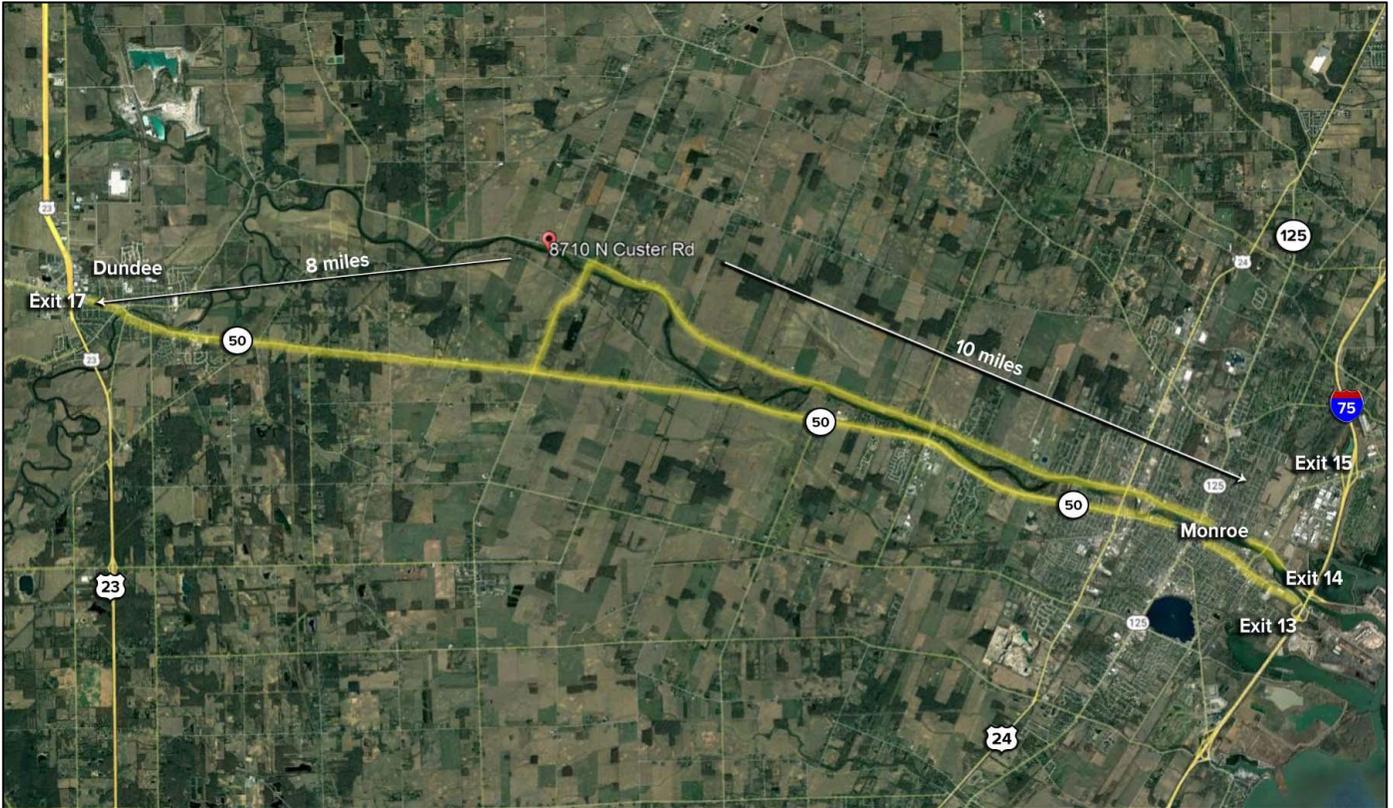
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DISTANCE FROM 8710 N. CUSTER ROAD

8 MILES US-23 (Exit 17) - Dundee, MI

10 MILES I-75 (Exit 14) - Monroe, MI

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