



Industrial For Lease

Property Name:
Location: 36715 Metro Court
City, State: Sterling Heights, MI
Cross Streets: Metro Parkway & Mound Road
County: Macomb
Zoning: M-2

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	9,112	Available Shop Sq. Ft.:	7,839
Available Sq. Ft.:	9,112	Available Office Sq. Ft.:	1,273
		Office Dim:	25 x 17
		Shop Dim:	67 x 117

PROPERTY INFORMATION

Freestanding:	Yes	Year Built:	1988 (Retrofit: 2026)
Clear Height:	17'	Rail:	No
Grade Level Door(s):	2: 12 x 14	Security:	Yes
Truckwells or Docks:	1	Interior:	Yes
Exterior Construction:	Face Block	Lighting:	LED
Structural System:	Block/Steel	Bay Sizes:	N/A
Air-Conditioning:	Office	Restrooms:	Multiple
Heating:	Gas Forced Air	Cranes:	No
Availability:	Immediately	Parking:	23, Surface
Power (Amps/Volts):	600 Amps, 240 Volts, 3-Phase	Roof:	Rubber
		Floors:	6"
		Floor Drains:	Yes
		Acreage:	0.590
		Land Dimensions:	104 x 260

PRICING INFORMATION

Lease Rate:	\$9.95	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$8,148.10 (2025)	Deposit:	N/A
Lease Term:	-	Parcel #:	10-28-126-008	Assessor #:	N/A
		Imprv Allow:	N/A	Options:	N/A

Tenant Responsibility: N/A

COMMENTS

Many upgrades to the shop, office and parking lot. Rare opportunity for an updated, clean, standalone building with a truck dock.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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