



Industrial For Sale or Lease

Property Name:

Location: 46545 Continental Drive

City, State: Chesterfield Twp., MI

Cross Streets: 21 Mile Road & I-94

County: Macomb

Zoning: M-1

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 49,811

Available Sq. Ft.: 49,811

Building Type:

Built

Available Shop Sq. Ft.: 38,011

Available Office Sq. Ft.: 11,800

Mezzanine: 6,508

Office Dim: N/A

Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 20'

Grade Level Door(s): 2: 12 x 14

Truckwells or Docks: 1

Exterior Construction: Face Brick

Structural System: Steel/Block

Air-Conditioning: 100%

Heating: Forced Air

Availability: 30-60 Days

Power (Amps/Volts): 1000 Amps, 480 Volts, Buss duct

Freestanding: Yes

Rail: No

Security: Yes

Interior: Yes

Lighting: LED

Bay Sizes: N/A

Restrooms: Multiple

Cranes: Yes, (1) 2-ton

Parking: Ample

Year Built: 2001

Sprinklers: Yes

Signage: N/A

Exterior: No

Roof: Rubber

Floors: N/A

Floor Drains: Yes

Acreage: 1.932

**Land
Dimensions:** N/A

PRICING INFORMATION

Lease Rate: \$7.50

Lease Type: NNN

Sale Price: \$4,899,000 (\$98.35/sqft)

Imprv Allow: N/A

Mthly Rate: N/A

Lease Term: N/A

Taxes: \$82,254.10 / 2024

Options: N/A

Deposit: N/A

TD: N/A

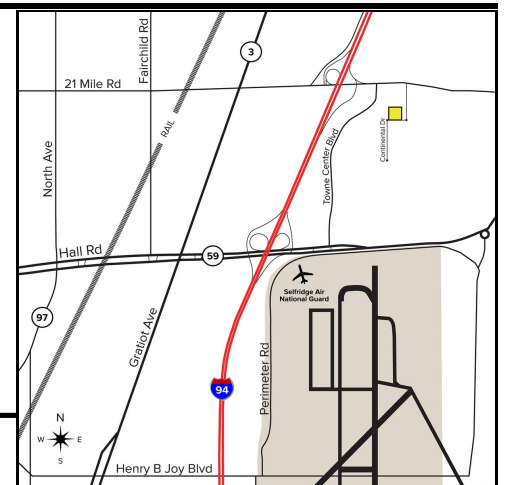
Parcel #: 15-09-32-104-015

Assessor #: N/A

Tenant Responsibility: N/A

COMMENTS

Very clean manufacturing facility in a first-class industrial park. Many amenities: glass block windows, 2-ton crane, epoxy floors, buss duct, compressed air infrastructure. Includes second floor offices serviced by an elevator, along with a heavy duty 6,500 sq. ft. mezzanine. 5% Commission to Procuring Tenant Broker.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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

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