



Industrial For Lease

Property Name:

Location: 13398-13420 West Star Drive, Unit: #13408

City, State: Shelby Twp., MI

Cross Streets: 23 Mile Road

County: Macomb

Zoning: Lt. Manufacturing

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	21,660	Available Shop Sq. Ft.:	280	Office Dim:	N/A
Available Sq. Ft.:	3,610	Available Office Sq. Ft.:	610 - 3,330	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1998
Clear Height:	19'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 12 x 14	Security:	Yes	Signage:	N/A
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Face Brick	Lighting:	T5	Roof:	Rubber Membrane
Structural System:	Block/Steel	Bay Sizes:	38' x 95'	Floors:	N/A
Air-Conditioning:	Office	Restrooms:	Multiple	Floor Drains:	Yes
Heating:	Radiant Tube	Cranes:	No	Acreage:	1.400
Availability:	Immediately	Parking:	52	Land Dimensions:	N/A
Power (Amps/Volts):	3000 Amps, 240 Volts				

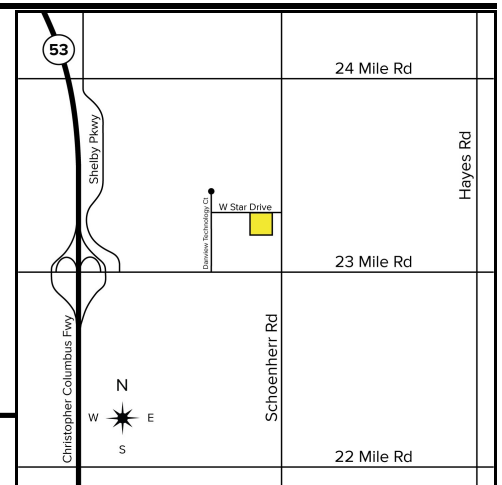
PRICING INFORMATION

Lease Rate:	\$10.50 - \$12.50	Mthly Rate:	N/A	TD:	N/A
Lease Type:	Gross	Taxes:	N/A	Deposit:	N/A
Lease Term:	-	Parcel #:	23-07-14-427-012	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

3,610 sq. ft. industrial multi-tenant unit. Office can be modified to create additional shop. Also, can be combined with neighboring units for up to 18,050 sq. ft. total.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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