



Industrial For Lease

Property Name: Sterling Pond Industrial Park
Location: 7021 Sterling Ponds Court
City, State: Sterling Heights, MI
Cross Streets: Fourteen Mile Road
County: Macomb
Zoning: Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	35,098	Available Shop Sq. Ft.:	29,289	Office Dim:	30 x 157
Available Sq. Ft.:	35,098	Available Office Sq. Ft.:	5,809	Shop Dim:	142 x 214

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	2001
Clear Height:	24'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	4: 14 x 14	Security:	Yes	Signage:	Yes
Truckwells or Docks:	2	Interior:	No	Exterior:	Yes
Exterior Construction:	Block/Steel	Lighting:	LED	Roof:	Rubber
Structural System:	Steel	Bay Sizes:	50 x 50	Floors:	6"
Air-Conditioning:	No	Restrooms:	Yes	Floor Drains:	No
Heating:	Gas Forced	Cranes:	Yes, 20-ton footings	Acreage:	2.334
Availability:	Immediately	Parking:	86	Land Dimensions:	339 x 304
Power (Amps/Volts):	1000 Amps, 480 Volts, 3-Phase				

PRICING INFORMATION

Lease Rate:	\$7.95	Mthly Rate:	\$23,252.00/mo	TD:	N/A
Lease Type:	NNN	Taxes:	\$37,149.16 (2024)	Deposit:	2 months
Lease Term:	5-10 Year(s)	Parcel #:	10-10-33-401-002	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

Great distribution/manufacturing building. 2 exterior truckwells. Skylights and new parking lot. Immediate occupancy.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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