

## INDUSTRIAL SHOP/OFFICE FOR LEASE

3319 Ten Mile Rd, Warren



## **OFFERING SUMMARY**

Total SF	8,161 SF
Lease Rate	\$7.25 SF
Lease Term	3 - 5 years
Lease Type	NNN
CAM	\$1.15
Acres	0.782 AC
Zoning	M-2
Occupancy	Immediate

## **PROPERTY OVERVIEW**

Well maintained 8,161 SF industrial building. Bonus Mezzanine Space. Clean space ready to move in. Fantastic location. High ceilings.

## **PROPERTY HIGHLIGHTS**

- 240V 3 phase power
- 12' x 10' overhead door
- 1,600 SF office, 6,561 SF Shop
- Bonus mezzanine space
- Clear Height 16'
- M-2 zoning allows for many uses.



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**LISTING AGENT:** 

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