



## Industrial For Lease

**Property Name:** Beck Industrial Center  
**Location:** 47495 Clipper Street  
**City, State:** Plymouth/Twp., MI  
**Cross Streets:** M-14 & Beck Road  
**County:** Wayne  
**Zoning:** Industrial

### BUILDING SIZE / AVAILABILITY

|                                       |                                      |                        |
|---------------------------------------|--------------------------------------|------------------------|
| <b>Total Building Sq. Ft.:</b> 15,300 | <b>Building Type:</b> Built          | <b>Mezzanine:</b> N/A  |
| <b>Available Sq. Ft.:</b> 6,426       | <b>Available Shop Sq. Ft.:</b> 6,426 | <b>Office Dim:</b> N/A |
|                                       | <b>Available Office Sq. Ft.:</b> - 0 | <b>Shop Dim:</b> N/A   |

### PROPERTY INFORMATION

|                                                 |                             |
|-------------------------------------------------|-----------------------------|
| <b>Freestanding:</b> Yes                        | <b>Year Built:</b> 1995     |
| <b>Clear Height:</b> 18'                        | <b>Sprinklers:</b> Yes      |
| <b>Grade Level Door(s):</b> 1: 10 x 12          | <b>Signage:</b> Yes         |
| <b>Truckwells or Docks:</b> 1                   | <b>Exterior:</b> Yes        |
| <b>Exterior Construction:</b> Block             | <b>Roof:</b> Built Up       |
| <b>Structural System:</b> Steel                 | <b>Floors:</b> Concrete     |
| <b>Air-Conditioning:</b> 100%                   | <b>Floor Drains:</b> No     |
| <b>Heating:</b> Gas Forced                      | <b>Acreage:</b> 0.960       |
| <b>Availability:</b> Immediately                | <b>Land Dimensions:</b> N/A |
| <b>Power (Amps/Volts):</b> 2000 Amps, 480 Volts |                             |
| <b>Lighting:</b> Metal Halide                   |                             |
| <b>Bay Sizes:</b> N/A                           |                             |
| <b>Restrooms:</b> 3                             |                             |
| <b>Cranes:</b> Yes, (1) 4-Ton                   |                             |
| <b>Parking:</b> 32                              |                             |

### PRICING INFORMATION

|                              |                                     |                        |
|------------------------------|-------------------------------------|------------------------|
| <b>Lease Rate:</b> \$8.00    | <b>Mthly Rate:</b> N/A              | <b>TD:</b> N/A         |
| <b>Lease Type:</b> NNN       | <b>Taxes:</b> \$21,650.92 (2024)    | <b>Deposit:</b> N/A    |
| <b>Lease Term:</b> 5 Year(s) | <b>Parcel #:</b> 78-005-01-0015-304 | <b>Assessor #:</b> N/A |
|                              | <b>Imprv Allow:</b> N/A             | <b>Options:</b> N/A    |

**Tenant Responsibility:** NNN

### COMMENTS

Corporate image, turn-key facility which includes a large lunchroom, large open area and conference room. Very clean, air-conditioned shop with a truckwell and an overhead door. Easy access to M-14 and I-275. Office furniture available for purchase.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com  
Drake Filippis, (248) 799-3161, dfilippis@signatureassociates.com