

# FOR LEASE

51865 DANVIEW TECHNOLOGY COURT  
SHELBY TWP., MI 48315



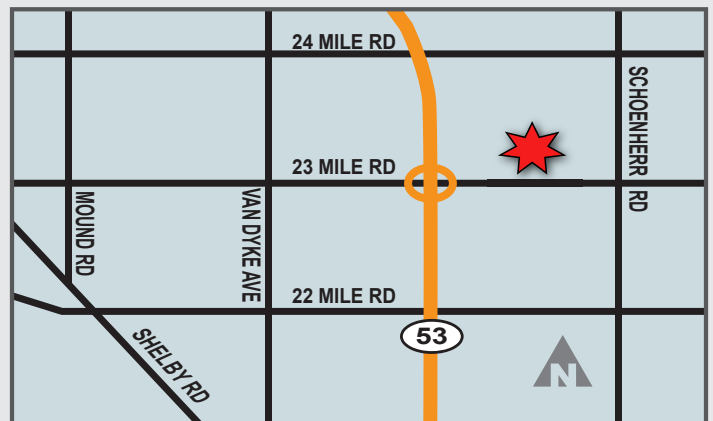
## PROPERTY FEATURES

- 40,227 SF with 6,905 SF of Office
- New Construction Planned for 2025/2026
- Two-Story Office Capabilities
- Up to 5,625 SF of Mezzanine Storage
- 28' Clear Height
- Two Truckwells
- Cranes Possible
- 100% Fire Suppressed
- 1/2 Mile East of M-53
- One Overhead Door
- Tax Abatement Possible for Qualified Users/Tenants

## FOR DETAILS CONTACT

Giancarlo Pinterpe  
giancarlo.pinterpe@lee-associates.com (248) 567-8003

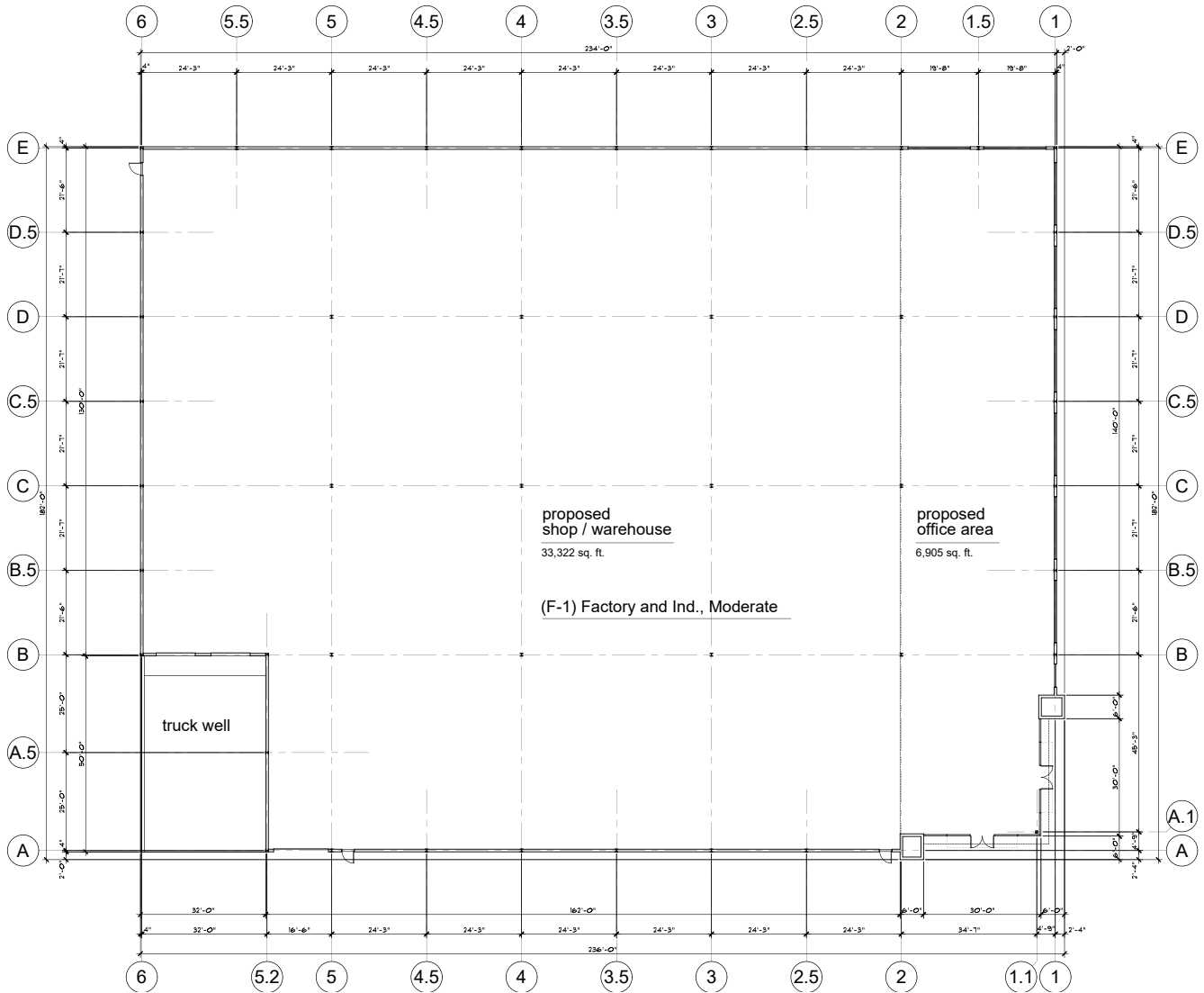
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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**51865 Danview Technology Ct., Shelby Township, MI 48315**


**Property Type:** Industrial  
**Available SF:** 45,852  
**Land Size (Acres):** 4.38  
**Market:** SE Michigan  
**Submarket:** N Macomb  
**County:** Macomb

**Availability Details**

<b>Available SF:</b>	45,852	<b>Transaction Type:</b>	Lease
<b>Industrial SF:</b>	33,322	<b>Asking Lease Rate:</b>	\$9.95 PSF NNN
<b>Office SF:</b>	6,905		
<b>Mezzanine:</b>	Up to 5,625		

**Comments**

**Availability Comments:** 45,852 SF industrial building, zoned for light manufacturing. This versatile property offers customizable office space tailored to tenant specifications, with the option to include a mezzanine. The facility features a 28-foot ceiling height and is equipped for crane installations. Additionally, ample on-site parking is provided for convenience.

**Building & Construction Details**

<b>Construction Status:</b>	Proposed	<b>Year Built:</b>	2025-2026	<b>Roof Type:</b>	Rubber Membrane
<b>Building Class:</b>		<b>Year Refurbished:</b>		<b>Roof Age:</b>	
<b>Spec/BTS:</b>		<b>Floors:</b>		<b>Floor Type:</b>	Reinforced Concrete
<b>Primary Use:</b>	Manufacturing	<b>Multi-Tenant:</b>	No	<b>Sprinkler:</b>	Fire Suppression
<b>Secondary Use:</b>	Warehouse	<b>Construction Type:</b>	Block/Steel	<b>Security:</b>	
<b>Flex:</b>	No				
<b># of Buildings:</b>	1				
<b>Elevator Comments:</b>					

**Clearance, Dock & Door**

<b>Ceiling Height:</b>	28'	<b># GL/DID:</b>	1	<b># Int. Docks:</b>	
<b>Bay/Column Size(WxD):</b>	50'x50'	<b>GL/DID Dim.(HxW):</b>	12'x14'	<b># Int. Levelers:</b>	
<b>Column Spacing:</b>	50'x50'	<b># DH/Truck-Level Doors:</b>	2	<b># Ext. Docks:</b>	
		<b># Rail Doors:</b>		<b># Ext. Levelers:</b>	
		<b>Total Doors:</b>	3	<b>Cross-docked:</b>	No

**Loading & Door Comments:**
**Crane Features**

<b># Cranes:</b>		<b>Capacity Tons (Min):</b>		<b>Hook Ht. (Ft.):</b>	
		<b>Capacity Tons (Max):</b>	Up to 20-Tons	<b>Clearance (Ft.):</b>	

**Crane Comments:** Cranes Possible

**Parking**

<b># Spaces:</b>	165	<b># Covered Spaces:</b>		<b># Uncovered Spaces:</b>	
<b>Parking Ratio:</b>		<b>Monthly Rate:</b>	\$9.95 NNN	<b>Monthly Rate (\$):</b>	

**Parking Comments:**
**Site**

<b>Land Size (Acres):</b>	4.38	<b>Lot Dimensions (LxW):</b>		<b>Zoning:</b>	Light Manufacturing
<b>Land SF:</b>	190,793	<b>Floodplain:</b>		<b>Site Condition/Quality:</b>	
<b>Land Usable Acres:</b>		<b>Density:</b>		<b>Topography:</b>	
<b>Land Usable SF:</b>		<b>Permitted FAR:</b>		<b>Site Shape:</b>	
<b>Max Contiguous SF:</b>		<b>Development Capacity:</b>		<b>Access:</b>	
<b>Max Contiguous Acres:</b>		<b>Yard Type:</b>		<b>Visibility:</b>	
<b>Permitted SF:</b>		<b>Yard SF:</b>		<b>Frontage:</b>	
<b>Buildable SF:</b>					

**Additional Site/Parcel Information Comments:** Parcel Identification Number: 23-07-14-415-013

**Frontage Traffic Count Comments:**
**Utilities**

<b>Gas:</b>	Natural	<b>Power:</b>		<b>Phone:</b>	
<b>Water:</b>	City	<b>Amps:</b>	1,000-1,500	<b>Cable:</b>	
<b>Sewer:</b>	City	<b>Volts:</b>	480	<b>Broadband:</b>	
		<b>Phase:</b>	3	<b>Broadband Supplier:</b>	
		<b>Power Supplier:</b>	DTE Energy		

**Utilities Comments:**
**Contacts for this Availability**

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Giancarlo Pinterpe	248.567.8003	<a href="mailto:giancarlo.pinterpe@lee-associates.com">giancarlo.pinterpe@lee-associates.com</a>
Listing Broker	Lee & Associates of MI	Adriano Docaj	248.567.8010	<a href="mailto:adriano.docaj@lee-associates.com">adriano.docaj@lee-associates.com</a>