

# INDUSTRIAL PROPERTY FOR LEASE

10,370 SF Industrial Building with  
3,588 SF Office Space and Truckwell

7666 MARKET DRIVE  
CANTON, MI 48187



(2) Grade Level Doors

(1) Truckwell

Clean Epoxy Floor

Great Industrial Park



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$7.50 SF/yr (NNN)
<b>Available SF:</b>	10,370 SF
<b>Lot Size:</b>	0.72 Acres
<b>Year Built:</b>	1988
<b>Building Size:</b>	10,370 SF
<b>Ceiling Height:</b>	16 ft
<b>Zoning:</b>	C
<b>Market:</b>	Detroit

## PROPERTY OVERVIEW

Large flex space available for lease. Great location with large and clean office space. Large shop area with two grade level doors and truckwell to provide great space for storage, research and development, or manufacturing. Shop renovated with epoxy flooring giving new tenant access to clean facility.

## PROPERTY HIGHLIGHTS

- (2) Grade Level Doors
- (1) Truckwell
- Clean Epoxy Floor
- Great Industrial Park

<b>PROPERTY TYPE:</b>	Industrial
<b>LEASE PRICE:</b>	\$7.50 SF/yr NNN
<b>BUILDING SF:</b>	10,370 sf
<b>SHOP SF:</b>	6,782 sf
<b>OFFICE SF:</b>	3,588 sf
<b>ZONING:</b>	C
<b>LOT SIZE:</b>	.72 acres
<b>YEAR BUILT:</b>	1988
<b>CONSTRUCTION TYPE:</b>	Masonry
<b>FENCED YARD:</b>	No
<b>OCCUPANCY:</b>	60 Days
<b>CLEAR HEIGHTS:</b>	16'
<b>AIR-CONDITIONED:</b>	Office
<b>LIGHTING:</b>	Flourescent
<b>CENTRAL HVAC:</b>	yes
<b>GRADE LEVEL DOORS:</b>	(2) 12' x 14'
<b>TRUCK WELLS:</b>	1
<b>POWER:</b>	1,000 amp / 240 v 3p Heavy
<b>BUSS DUCT:</b>	None
<b>HEAT TYPE:</b>	Forced Air Heat
<b>PARKING SPACES:</b>	24
<b>TAXES:</b>	\$12,626.80
<b>UNDERHOOK:</b>	16
<b>RAIL ACCESS:</b>	None
<b>SPRINKLERS:</b>	No
<b>TRAILER PARKING:</b>	No
<b>LOT SIZE:</b>	0.72 AC











