



7105 19 MILE ROAD

Sterling Heights, MI



FOR LEASE

Property Highlights

- 21,130 SF
- 5,270 SF of office
- Sprinklered
- High Image 19 Mile Road exposure
- Exterior truckwell and overhead door
- Offices could be renovated to suit
- M-2 Zoning

For information, please contact:

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INDUSTRIAL – Lease

7105 Nineteen Mile
Sterling Heights, MI 48314



Total Building Size:	21,130
Total Available:	21,130
Age:	1992; 2008
Factory:	15,860
Office:	5,270
Minimum Divisible:	21,130
Zoned:	Industrial
Lease Rate:	\$5.92/sf NNN
Monthly Lease Rate:	\$10,424.13
Taxes:	\$21,213 (2022)

Property Details

Acreage:	2.14	Power:	1000 A / 208 V
Frontage:	580'	Buss:	Possible
Depth:	Irregular	Lights:	Fluorescent
Parking:	88	Truckwell:	(1) Exterior
Expandable:		Grade Door:	(1) 12' x 14'
Storage:		Heating:	Gas Forced Air
Clearance:	16'	A/C:	Office
Bay Size:	(2) 40'	Sprinklered:	Yes
Lavatories:	4	Airlines:	
Crane:		Compressor:	
Underhook:		Floordrains:	Yes

Additional Information:

Tremendous exposure along Nineteen Mile Road. All perimeter offices with glass. Dual entrance/exits. Very well kept building with heavy parking for almost 90 vehicles. Current tenants lease expires August 14, 2025. Rate is currently at \$5.92/SF NNN with 3% annual bumps.

Contact Information:

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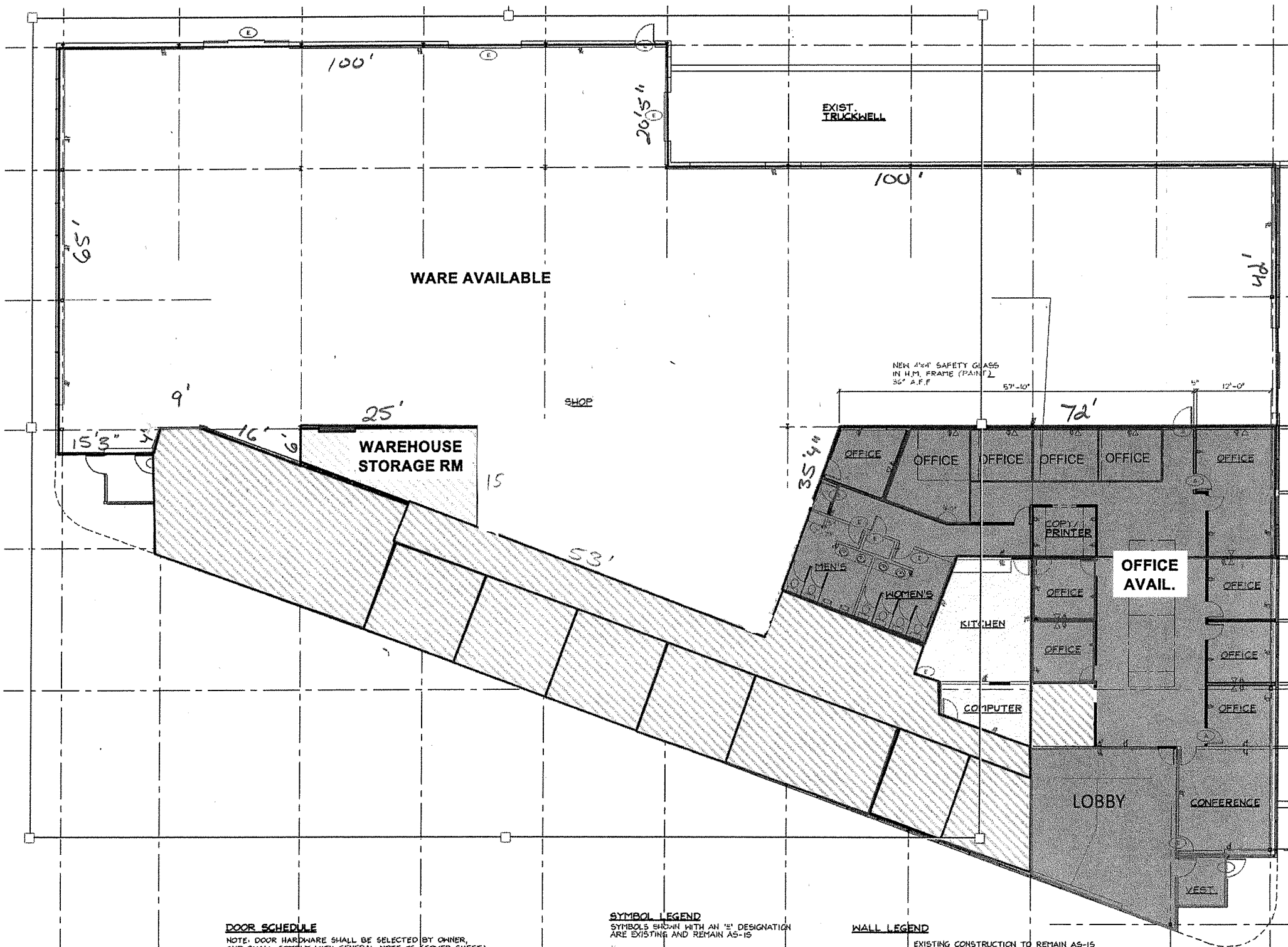
Jack Coury

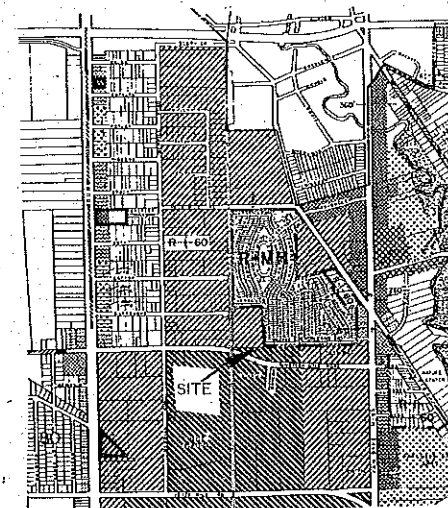
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LOCATION MAP
STERLING HEIGHTS

PROPOSED INDUSTRIAL BUILDING 19 MILE RD.

SITE DATA

SITE ZONING M-2
SITE AREA 2.137 ACRES, 93088 SFT.
BUILDING AREA 21130 SFT. GROSS
INDUSTRIAL 17 SF.
OFFICE 3 SF.
PARKING REQUIRED
INDUSTRIAL 19017 ÷ 500 = 38
OFFICE 2113 ÷ 200 = 11
TOTAL PARKING REQD. 38+11 = 49 CARS
PARKING PROVIDED 77 SPACES INCL. 4 H.C.

SITE PLAN

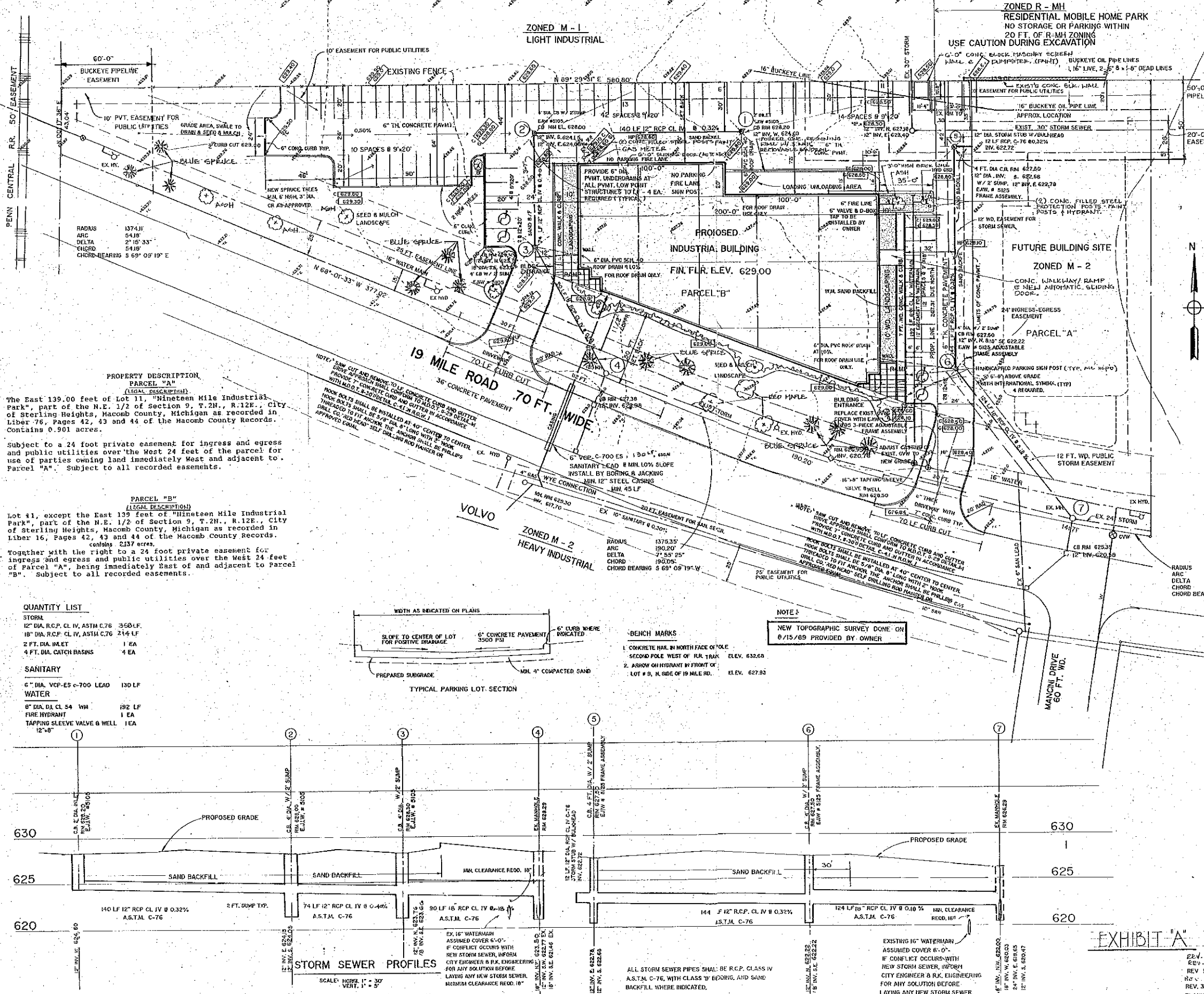
GENERAL NOTES

- All construction shall conform to the current standards and specifications of the City of Sterling Heights.
- The contractor shall notify "MISS DIG" at least 48 hours prior to the start of construction.
- The contractor shall notify the City of Sterling Heights Engineering Department 48 hours prior to the start of construction of public utilities or construction in the street right-of-way.
- Handicapped parking spaces shall be identified with the international symbol.
- Access to a structure shall be provided for the physically handicapped.
- Onsite parking shall be provided for construction workers.
- An as-built reproducible mylar shall be submitted to the Engineering Department prior to the issuance of an occupancy permit or release of builder's bond.

AS BUILT SITE PLAN
LEDDS BUILDING NO. 15
SEPT. 2, 1992
SCALE: 1" = 30'-0"

SITE PLAN SPR # 1297.

R.K. ENGINEERING & SURVEYING ASSOCIATES
42000 WOODWARD ROAD
STERLING HEIGHTS, MICH. 48310 (313) 254-2080
SCALE: 1" = 30' RAJ KUMAR, P.E., L.L.S. DRAWN BY: 1985
DATE: FEB-3, 1989 PART OF LOT NO. 11 OF THE 19 MILE INDUSTRIAL PARK
INDUSTRIAL BUILDING PART OF THE N.E. 1/2 OF SECTION 9, T. 2N., R. 12E., STERLING HEIGHTS, MI
LEDDS DEVELOPMENT COMPANY, STERLING HEIGHTS, MI. DRAWING NUMBER: ED-009 SHT. 1 OF 4



PROPERTY DESCRIPTION, PARCEL "A"
(LEGAL DESCRIPTION)
The East 139.00 feet of Lot 11, "Nineteen Mile Industrial Park", part of the N.E. 1/2 of Section 9, T. 2N., R. 12E., City of Sterling Heights, Macomb County, Michigan as recorded in Liber 76, Pages 42, 43 and 44 of the Macomb County Records. Contains 0.901 acres.

Subject to a 24 foot private easement for ingress and egress and public utilities over the West 24 feet of the parcel for use of parties owning land immediately West and adjacent to Parcel "A". Subject to all recorded easements.

PARCEL "B"
(LEGAL DESCRIPTION)
Lot 41, except the East 139 feet of "Nineteen Mile Industrial Park", part of the N.E. 1/2 of Section 9, T. 2N., R. 12E., City of Sterling Heights, Macomb County, Michigan as recorded in Liber 16, Pages 42, 43 and 44 of the Macomb County Records. Contains 2.137 acres.

Together with the right to a 24 foot private easement for ingress and egress and public utilities over the West 24 feet of Parcel "A", being immediately East of and adjacent to Parcel "B". Subject to all recorded easements.

QUANTITY LIST

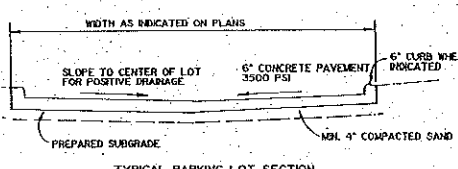
STORM
12" DIA. RCP. CL. IV, ASTM C-76 360 LF.
18" DIA. RCP. CL. IV, ASTM C-76 214 LF.
2 FT. DIA. INLET 1 EA
4 FT. DIA. CATCH BASINS 4 EA

SANITARY

6" DIA. VCP-ES 6-700 LEAD 130 LF

WATER

8" DIA. DI. CL. 54 WM 192 LF
FIRE HYDRANT 1 EA
TAPPING SLEEVE VALVE & WELL 1 EA



BENCH MARKS
1. CONCRETE NAIL IN NORTH FACE OF POLE SECOND POLE WEST OF RR TRAIL ELEV. 632.68
2. ARROW ON HYDRANT IN FRONT OF LOT # 9, N. SIDE OF 19 MILE RD. ELEV. 627.93

