



# 6221 Progress

STERLING HEIGHTS, MI



## For Lease

### Property Highlights

- 22,469 SF with 3,070 SF office
- 100% Air-conditioned
- Sprinklered
- Exterior truckwell
- 22' – 23' clear
- 5-ton and multiple smaller cranes
- Well located along the Mound Road Industrial Corridor

For information, please contact:

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## NEWMARK

[nrmk.com](http://nrmk.com)

## INDUSTRIAL – Lease

6221 Progress  
Sterling Heights, MI

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Total Building Size:	22,469
Total Available:	22,469
Age:	2003
Factory:	19,399
Office:	3,070
Minimum Divisible:	22,469
Zoned:	M-1

<b>Lease Rate:</b>	<b>\$6.50/sf NNN</b>
<b>Monthly Lease Rate:</b>	<b>\$12,170.71</b>

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## Property Details

Acreage:	1.29	Power:	1000 A / 240 V
Frontage:	200' +/-	Buss:	Yes, 3 runs – 105', 85', 65'
Depth:	250' +/-	Lights:	Fluorescent / Metal Halide
Parking:	57 +/-	Truckwell:	1 - Ext
Expandable:		Grade Door:	(2) 12' x 14'
Storage:		Heating:	Roof Top
Clearance:	22' – 23'	A/C:	100%
Bay Size:	40' clear span, (2) 35'	Sprinklered:	Yes
Lavatories:	4	Airlines:	Yes
Crane:	(1) 5-ton bridge, (3) 2-ton bridge, (3) 1-ton jib, (1) 1/2 -ton jib	Compressor:	Yes
Underhook:	12' – 17'		

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## Additional Information:

Immediate occupancy. 100% air-conditioned. Compressor, dryer and holding tank in separate compressor room. Grinding room with dust collector outside, EDM and inspection room. Mezzanine storage area.

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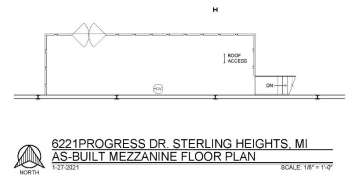
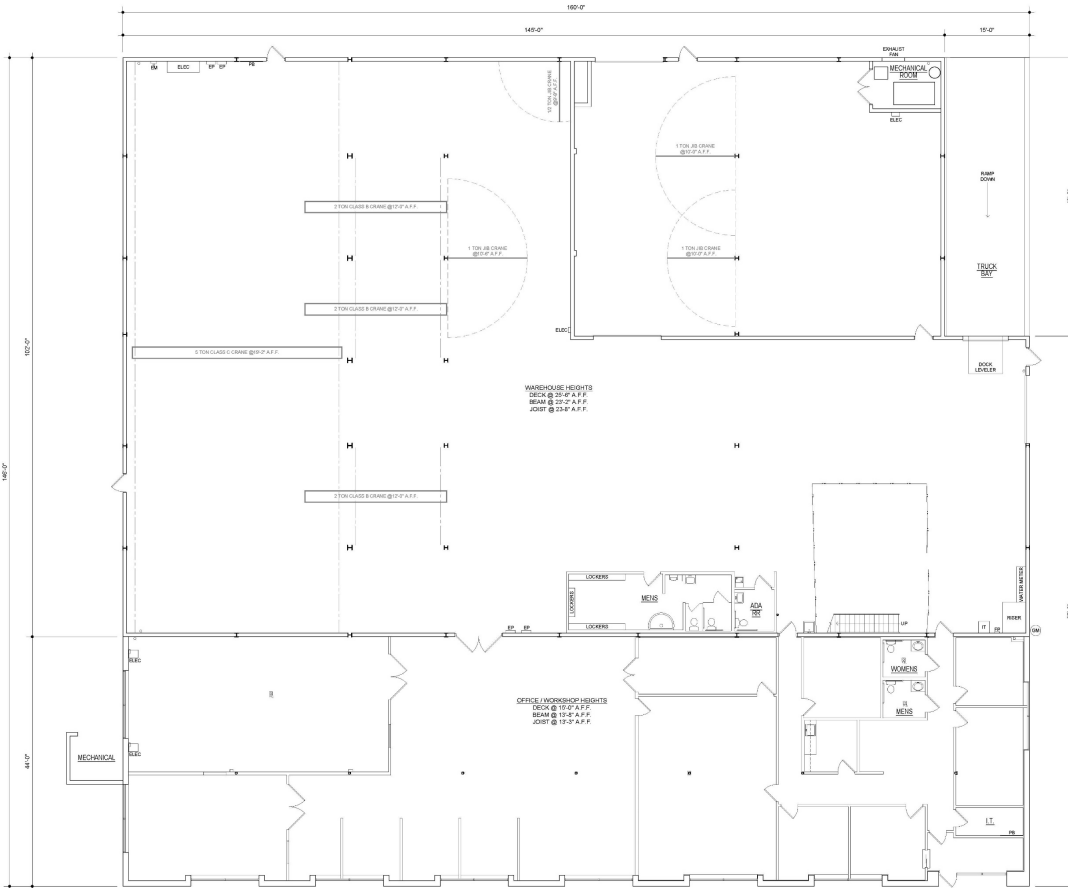
## Contact Information:

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# 6221 PROGRESS – FLOOR PLAN



6221 PROGRESS DR. STERLING HEIGHTS, MI  
AS-BUILT MEZZANINE FLOOR PLAN  
12/2021 SCALE: 1/8" = 1'-0"

OFFICE GLA	3,870 SQ FT
WAREHOUSE / WORKSHOP GLA	19,454 SQ FT
TOTAL GLA	23,324 SQ FT

PREPARED BY METRO CAD GROUP

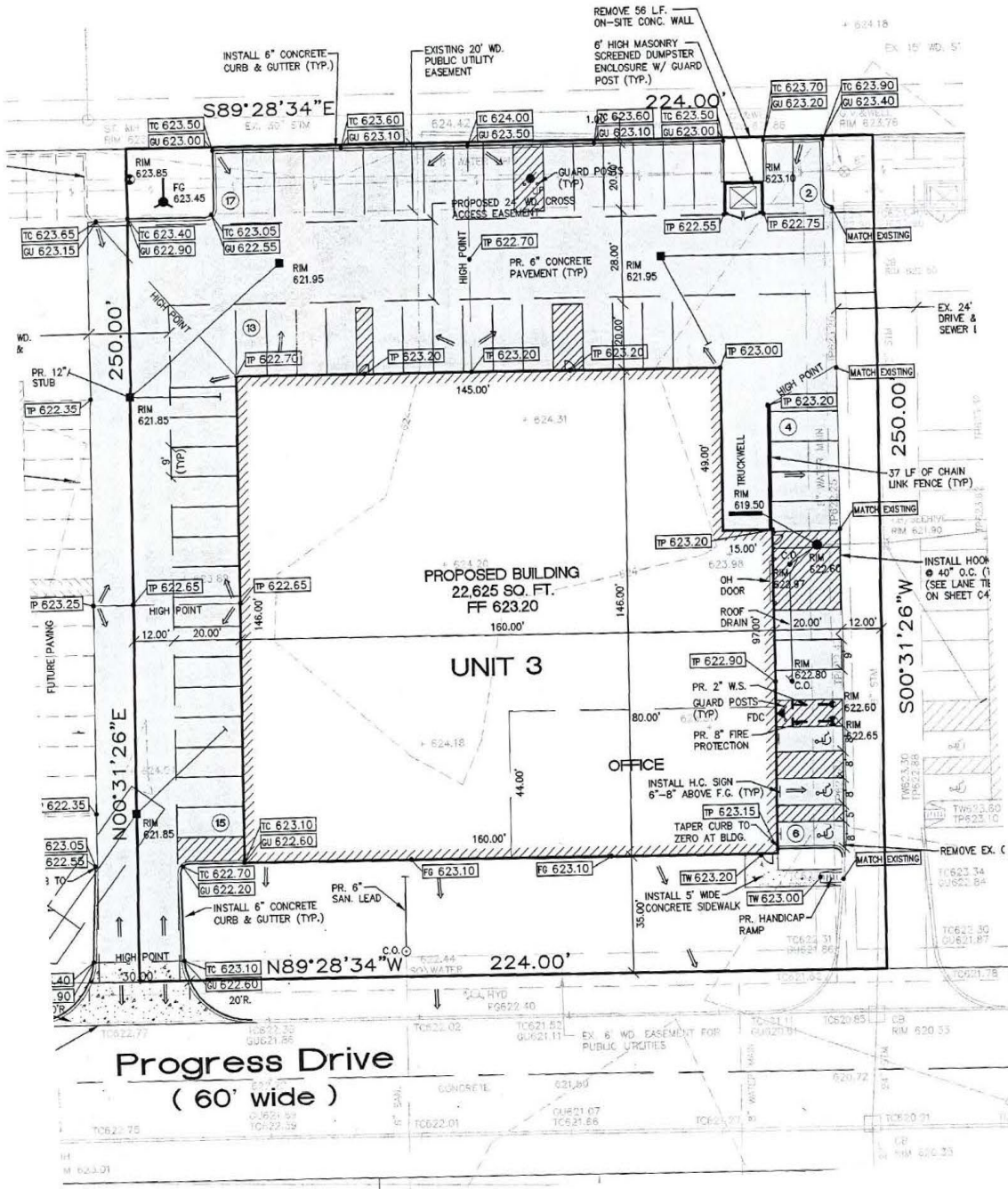
6221 PROGRESS DR. STERLING HEIGHTS, MI  
AS-BUILT FLOOR PLAN  
12/2021 SCALE: 1/8" = 1'-0"



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# 6221 PROGRESS – SITE PLAN

## NORTH



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