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Forterra Executive Park For Lease

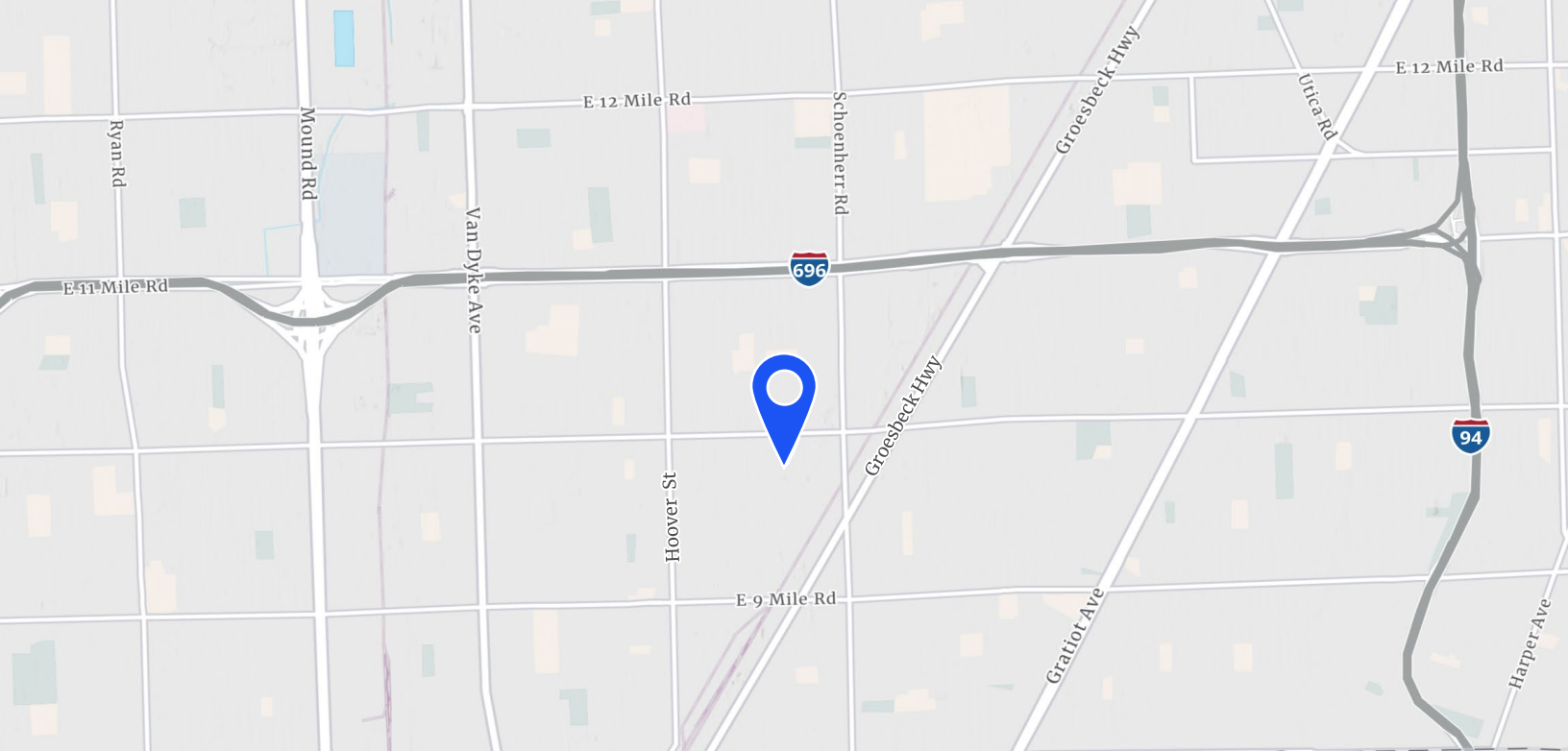


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24435-24900 Forterra Drive Warren, MI

±35,000 SF Available

This industrial opportunity offers approximately ±35,000 total square feet of available space, providing flexibility for a wide range of warehouse, distribution, manufacturing, or logistics operations. The substantial footprint can accommodate both growing businesses and established tenants seeking efficient space solutions.

Five Buildings Available for Lease

The property features five buildings available for lease, allowing tenants to select the space configuration that best aligns with their operational requirements. This multi-building offering provides opportunities for single or multiple occupancy solutions.

Strategic Location

Positioned at the highly accessible intersection of E. Ten Mile Road and Groesbeck Highway, the property benefits from excellent visibility and connectivity throughout the region. Its strategic location supports efficient transportation routes and convenient access for employees, customers, and vendors.

Competitive Lease Rates

Tenants can take advantage of competitive lease rates that deliver strong value within the market. This cost-effective leasing opportunity allows businesses to secure quality industrial space while maintaining budget-conscious occupancy costs.

Lease Rate

\$6.95-\$8.95 PSF (NNN)

Ample On-Site Parking

The property includes ample parking to accommodate employees, visitors, and operational vehicle needs. Generous parking availability enhances convenience and supports the daily demands of a busy industrial environment.



Lease Rate

\$6.95 PSF (NNN)

Building 1

Address 24500 Forterra Drive, Warren, MI

Major Intersection E 10 Mile & Schoenherr Roads

Total SF 10,205 SF

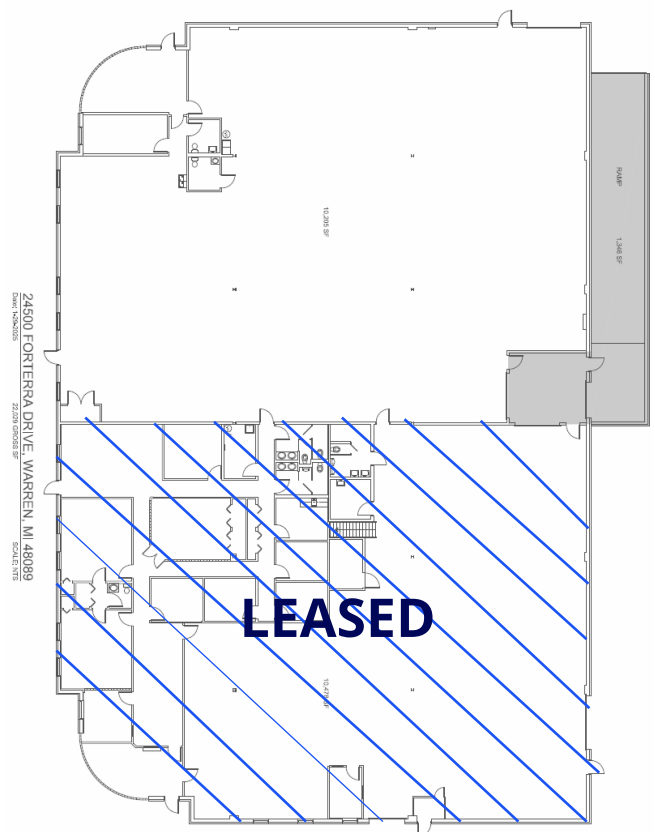
Warehouse SF 9,905 SF

Office SF 300 SF

Clear Height 15'

Loading One (1) 12' x 14' overhead door
1 interior truck well with leveler

Features Fully fire suppressed
LED lighting Skylights
1 conference room
1 bathroom in warehouse





Lease Rate

\$7.50 PSF (NNN)

Building 2

Address 24465 Forterra Drive, Warren, MI

Major Intersection E 10 Mile & Schoenherr Roads

Total SF 3,500 SF

Warehouse SF 3,500 SF

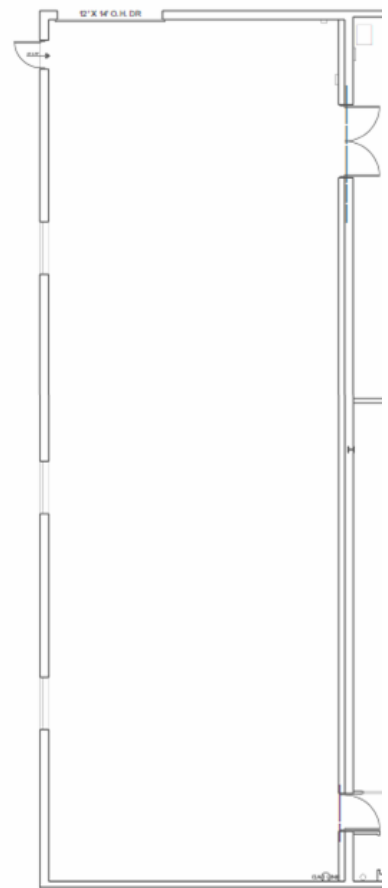
Office SF To Be Completed

Clear Height 15'

Loading One (1) 12' x 14' overhead door

Features

New paint
New LED lighting
Radiant tube heat
End unit
Bathroom/office to be completed





Lease Rate

\$7.95 PSF (NNN)

Building 2

Address 24485 Forterra Drive, Warren, MI

Major Intersection E 10 Mile & Schoenherr Roads

Total SF 5,305 SF

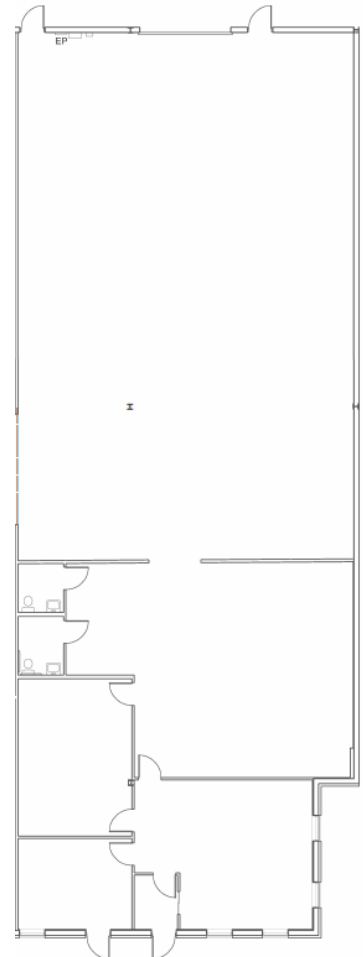
Warehouse SF 4,555 SF

Office SF 750 SF

Clear Height 15'

Loading One (1) 12' x 14' overhead door

Features
New paint
New LED lighting
Radiant tube heat
End unit
200A/240V/3 phase-power
New office carpet and paint
2 bathrooms in warehouse





Lease Rate

\$8.95 PSF (NNN)

Building 7

Address 24722 Forterra Drive, Warren, MI

Major Intersection E 10 Mile & Schoenherr Roads

Total SF 10,685 SF

Warehouse SF 7,660 SF

Office SF 3,025 SF

Clear Height 12'

Loading One (1) 12' x 14' overhead door

Features
200A/240V/3-phase power
Fully HVAC
4 private offices
1 bathroom in warehouse
Additional warehouse possible

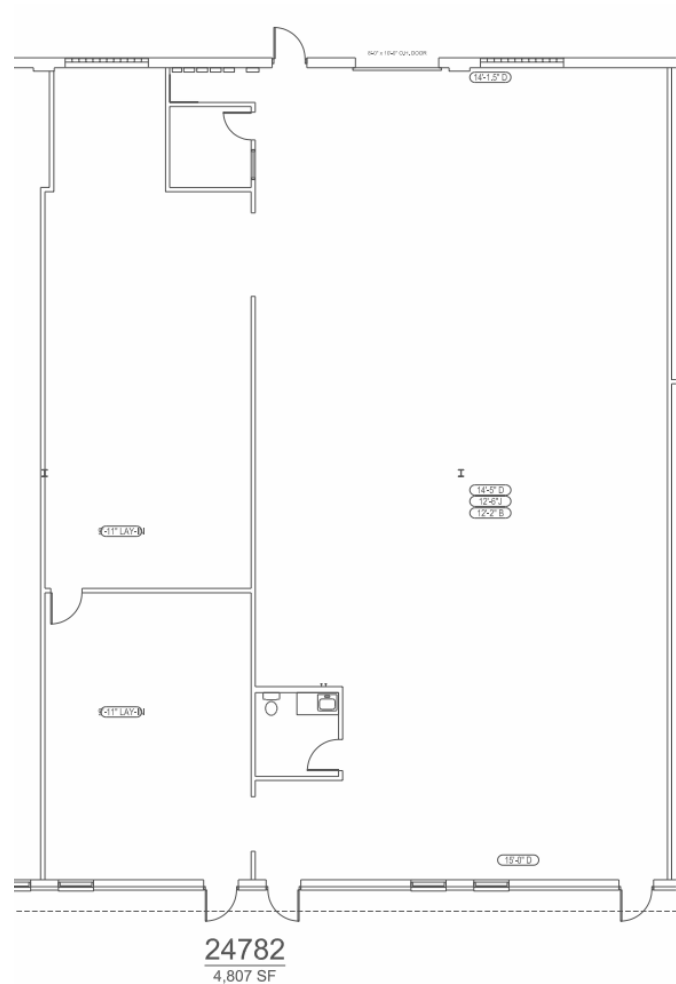


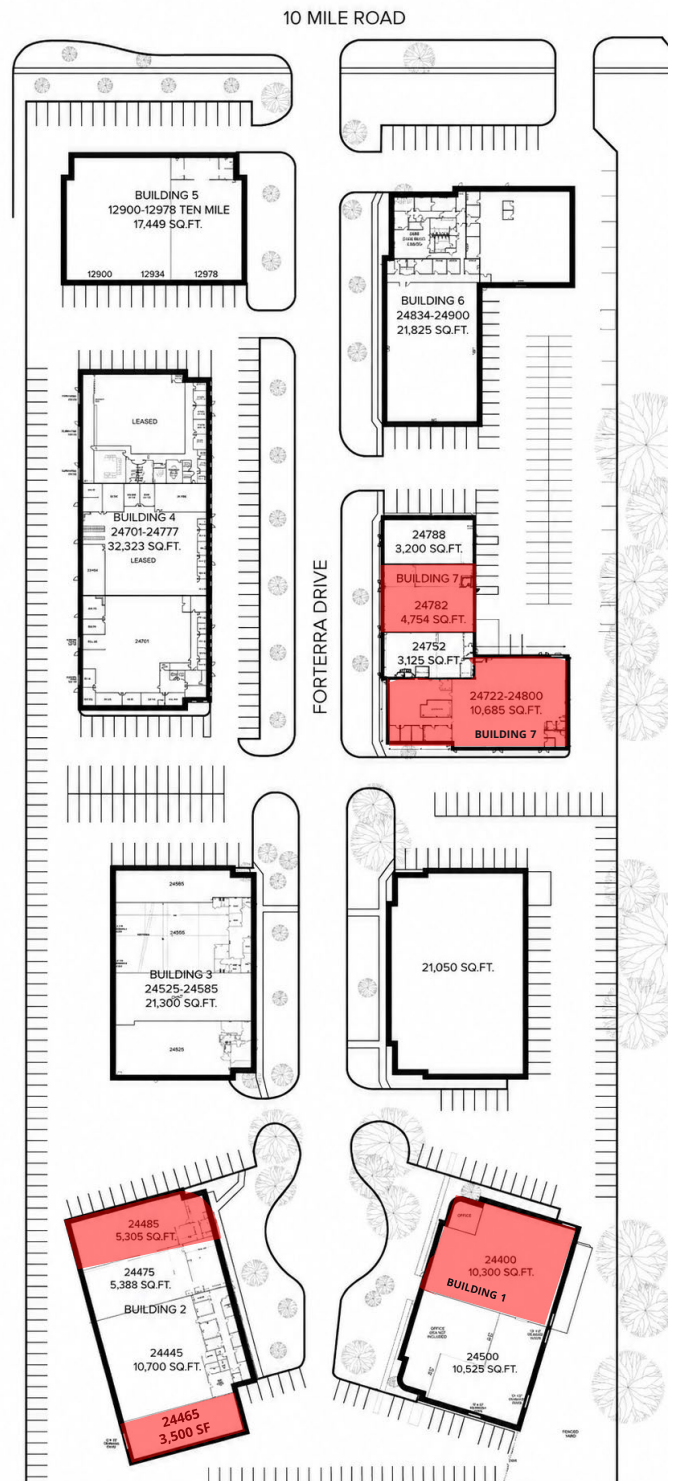


Address	24782 Forterra Drive, Warren, MI
Major Intersection	E 10 Mile & Schoenherr Roads
Total SF	4,807 SF
Warehouse SF	4,007 SF
Office SF	600 SF
Clear Height	12'

Features

- New LED lighting
- 200A/240V/3-phase power
- Fully HVAC
- 1 bathroom





Address	Square Feet	Rate
24500 (Building 1)	10,205 SF	\$6.95 PSF, NNN
24465 (Building 2)	3,500 SF	\$7.50 PSF, NNN
24485 (Building 2)	5,305 SF	\$7.95 PSF, NNN
24722 (Building 7)	10,685 SF	\$8.95 PSF, NNN
24782 (Building 7)	4,807 SF	\$7.95 PSF, NNN

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