

7193 SULIER DRIVE
TEMPERANCE, MI 48182
(BEDFORD TOWNSHIP)

INDUSTRIAL BUILDING FOR LEASE
15,000 Square Feet Available



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BEDFORD PARK INDUSTRIAL BUILDING

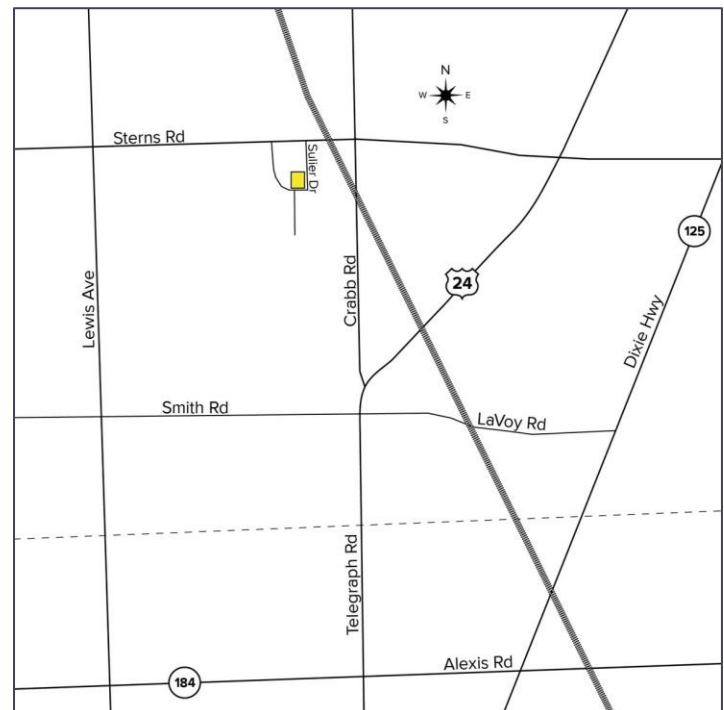
Loading Dock
Spring 2022



**VIEW
INSIDE**

GENERAL INFORMATION

Lease Rate:	\$5.00/sf NNN
Building Size:	15,000 square feet
Number of Stories:	1
Year Constructed:	1987
Condition:	Excellent
Acreage:	1.23
Land Dimensions:	Approximately 320' x 185'
Closest Cross Street:	Sterns Road
County:	Monroe
Zoning:	I-1 Industrial – Light Mfg.
Parking:	40 spaces +/-
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	1,500 square feet +/-
Shop Space:	13,500 square feet +/-
Exterior Walls:	Steel
Structural System:	Steel truss
Roof:	Standing seam metal
Floors:	Concrete
Floor Coverings:	Carpet and tile in office
Ceiling Height:	11' 6" clear; 18' clear in west addition
Basement:	No
Heating:	Office – GFA; Shop – Co-ray-vac
Air Conditioning:	Office; fans in shop
Power:	400 amps/480/240/3 phase/ 4 wire
Security System:	Yes
Restrooms:	3
Overhead Door:	1 – 14' x 14'; 2 – 12' x 14' & 1 – 12' x 12'
Truck Well/Dock:	Yes
Sprinklers:	No
Signage	Monument and facia
Rail:	No
Cranes:	No
Floor Drains:	Yes

2021 REAL ESTATE TAXES

Bedford Park Center, Phase I, Lot 23

Parcel:	02-142-01600
Total Annual Taxes:	\$9,471.27 (\$0.63 per sf)

BUILDING INFORMATION

Current Occupant:	Storage
Occupancy Date:	30-60 days - lease execution
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	3 to 10 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant responsible for utilities, taxes, insurance and common area maintenance.	

UTILITIES

Electric:	Consumers
Gas:	Michigan Gas Utilities
Water:	South County Water
Sanitary Sewer:	Yes
Storm Sewer:	Yes
Internet:	Buckeye

Comments:

- New open floor plan in shop area.
- New loading dock is currently being added to building. Projected completion date is in Spring 2022.
- Impeccably maintained building.
- 5 private offices, conference room, kitchen, lunchroom, bullpen and shop office.
- Compressed air lines.
- Tank room – can be removed.
- Paint room – can be removed.
- Multiple exhaust fans/air cleaners.
- 2.3 miles to the Ohio State line & 3.6 miles to I-75.

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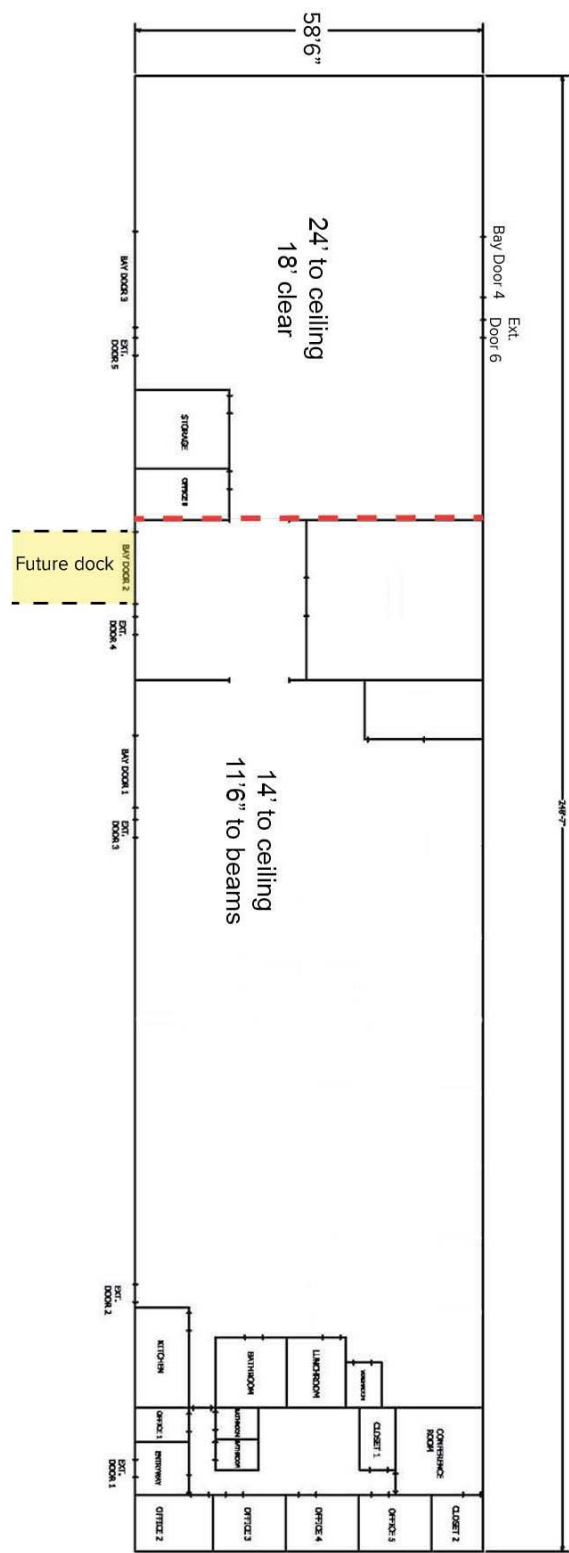
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Looking Northwest



Looking Southwest



Looking North



Looking South

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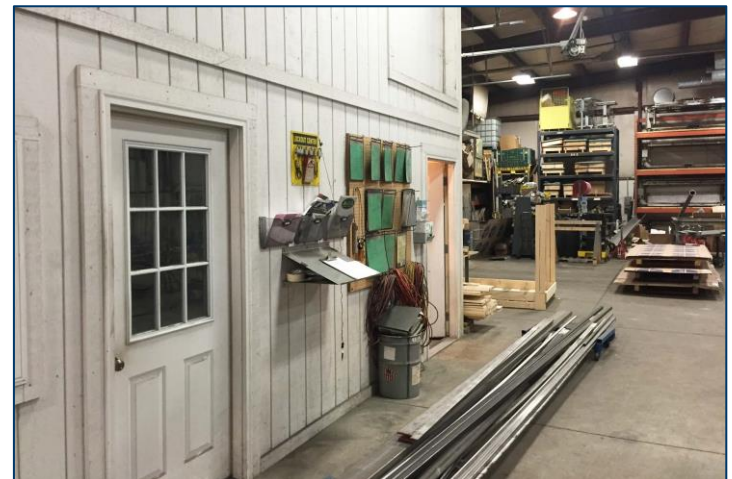
West Bay Shop Area



14' Overhead Door in West Bay



Front South Shop Area



Shop Office



Office Hall



Typical Office

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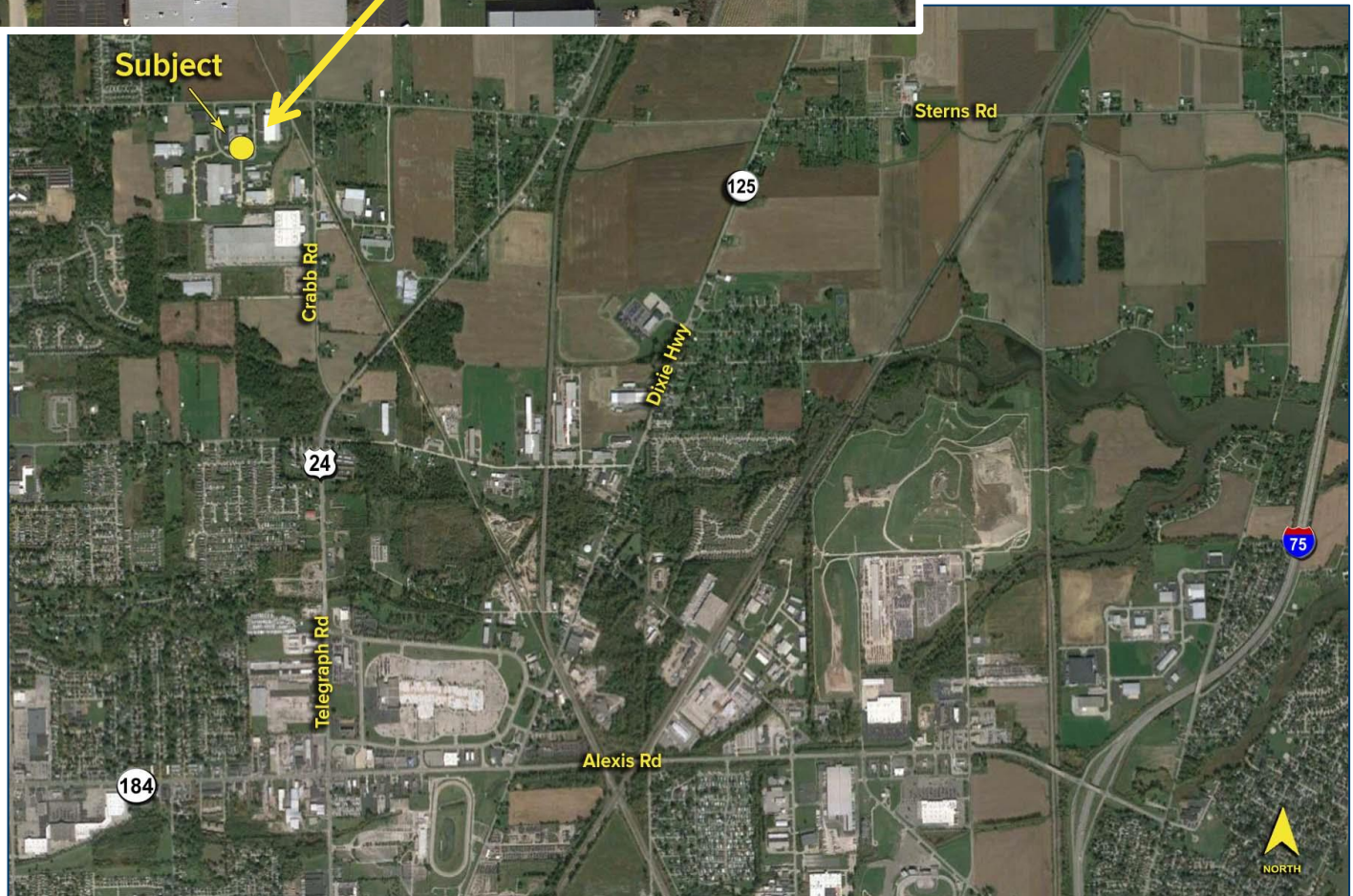
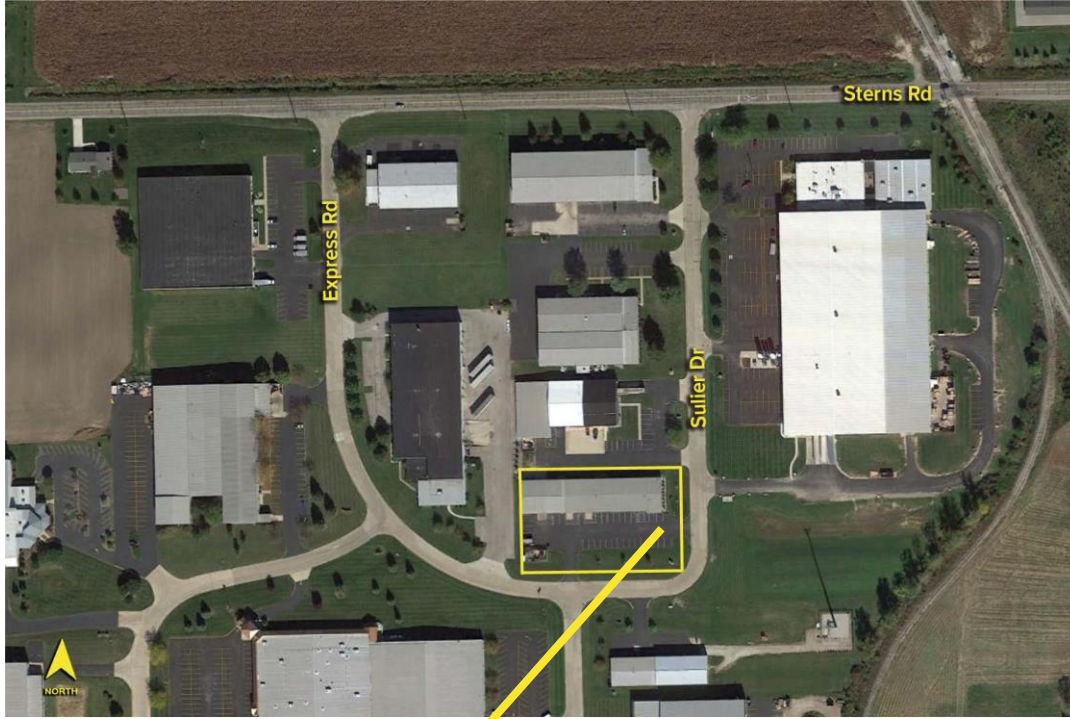
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