



For Lease

Industrial Availability • Property Highlights

6400 Center Drive | Sterling Heights, MI

- 81,033 Square Feet
 - 71,074 Square Feet of Shop
 - 9,959 Square Feet of Office
- 28' Clear Ceiling Height
- Two 14' x 16' Drive-In Doors
- Four Exterior Truckwells
- 30 Ton Crane Footings
- 8" Reinforced Concrete Floor
- 2,000A/480V Electrical Panel (To Be Verified By Tenant)
- LED Lighting With Motion Sensors
- ESFR Sprinkler System
- Fully Air Conditioned
- Cambridge Air Rotation Heat
- 180 Car Parking

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Building Specs

Gross Square Feet:	81,033
Office Square Feet:	9,959
Shop Square Feet:	71,074
Year Built:	2003
Construction:	Steel Frame
Floors:	8" Reinforced Concrete
Roof:	Coal Tar Patch
Ceiling Height:	28' Clear
Doors:	Two 14' x 16' Drive-In
Docks:	Four Exterior
Bay Size:	57' x 52'
Cranes:	30 Ton Footings
Lighting:	LED with Motion Sensors
Power:	2,000A / 480V Panel (To Be Verified By Tenant)
Heating:	Cambridge Air Rotation
Sprinklers:	ESFR
Parking:	180 Spaces
Parcel Id:	10-10-28-100-042
Acreage:	4.263
Zoning:	M-2
Crossroads:	Mound Road / Metro Parkway



Financials

Lease Rate:	\$7.95/SF/YR NNN
Property Taxes:	
2022 Summer	\$75,472.80
2021 Winter	\$ 2,034.00
Property Taxes	
Per Square Foot:	\$ 0.96



Property Photos





Property Photos





Property Photos





Property Photos



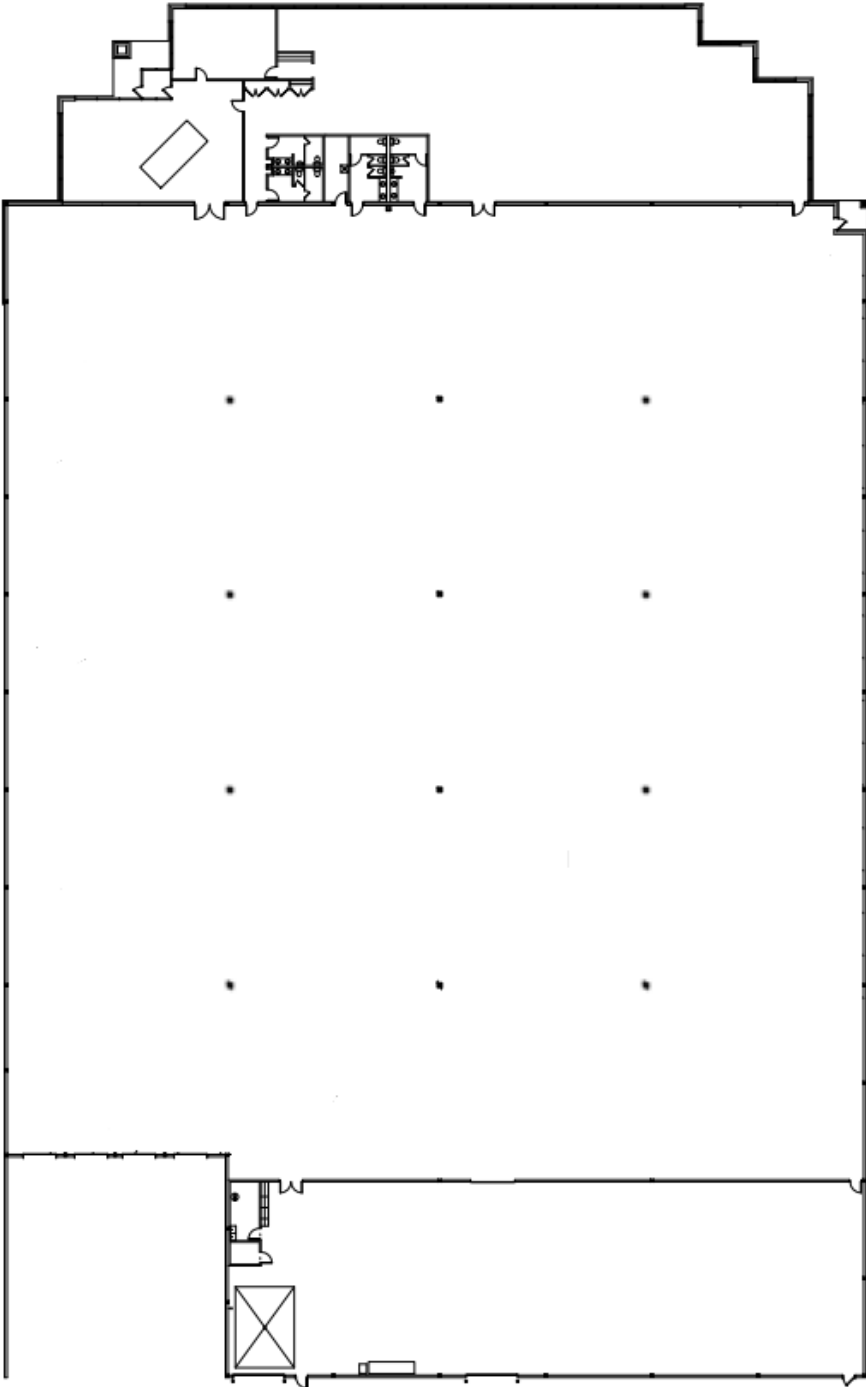


Property Photos



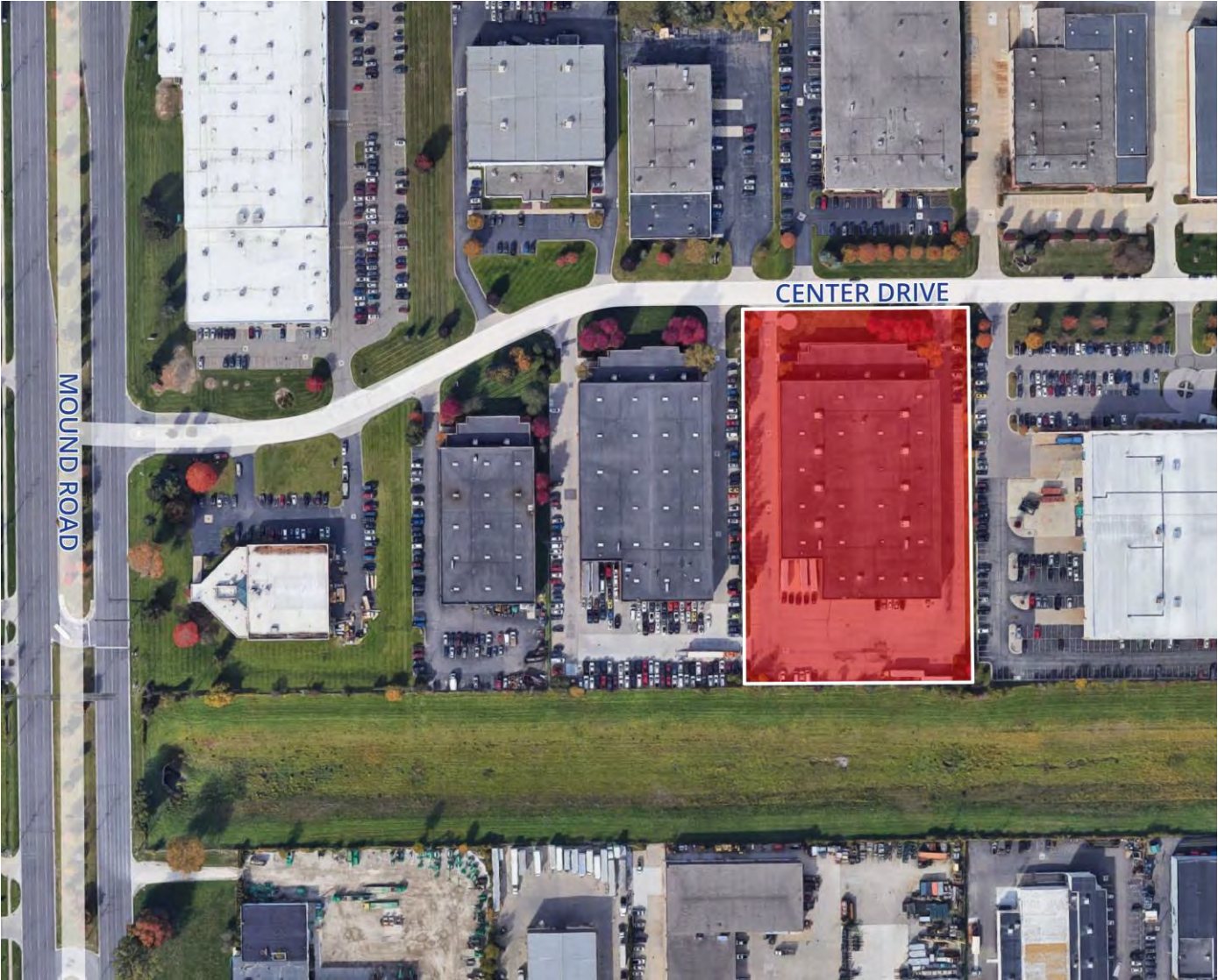


Floor Plan

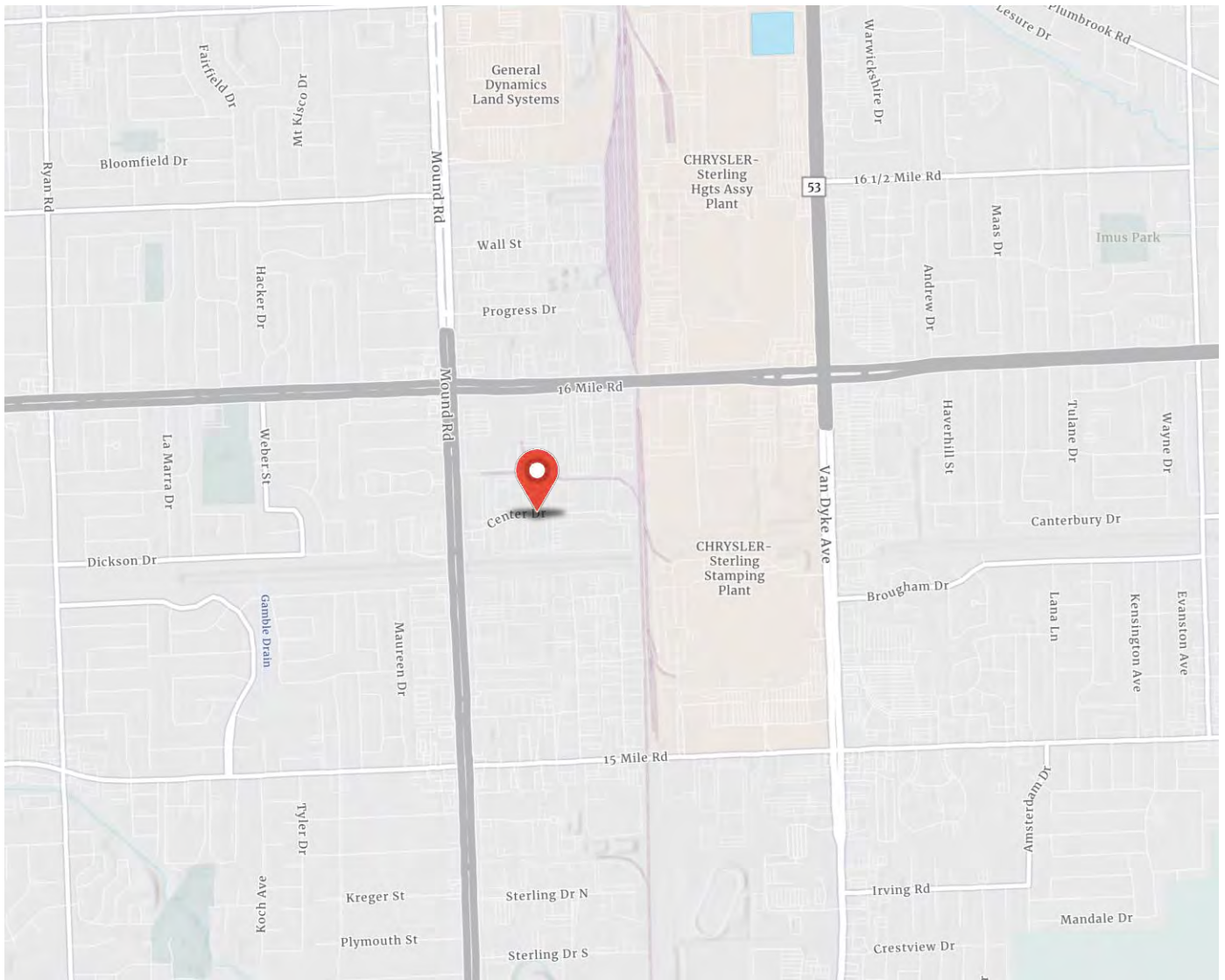




Aerial



Location Map



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