



Industrial For Sale or Lease

Property Name:

Location: 33500 Mound Road

City, State: Sterling Heights, MI

Cross Streets: N. of 14 Mile Road

County: Macomb

Zoning: M-1, Industrial

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	29,476	Available Shop Sq. Ft.:	24,948
Available Sq. Ft.:	29,476	Available Office Sq. Ft.:	4,528
		Office Dim:	40 x 114
		Shop Dim:	154 x 162

PROPERTY INFORMATION

Freestanding:	Yes	Year Built:	1986
Clear Height:	46'	Rail:	No
Grade Level Door(s):	2: 16 x 14	Security:	Yes
Truckwells or Docks:	0	Signage:	Yes
Exterior Construction:	Block	Interior:	N/A
Exterior Construction:	Block	Lighting:	Metal Halide
Structural System:	Steel	Bay Sizes:	80' x 162', 70' x 162'
Air-Conditioning:	100%	Restrooms:	Men & Women
Heating:	Roof Mount Gas	Cranes:	Yes, (2) 25-Ton
Availability:	08/01/18	Parking:	54
Power (Amps/Volts):	3000 Amps, 480 Volts	Roof:	Built Up
		Floors:	8" Reinforced
		Floor Drains:	No
		Acreage:	2.440
		Land Dimensions:	256 x 420

PRICING INFORMATION

Lease Rate:	\$7.95	Mthly Rate:	N/A	Deposit:	N/A
Lease Type:	NNN	Lease Term:	5 Year(s)	TD:	N/A
Sale Price:	\$2,700,000 (\$91.60/sqft)	Taxes:	\$21,696.40 (2016)	Parcel #:	10-33-351-005
Imprv Allow:	TBD	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

Must see building. 46' clear, heavy power, fully air-conditioned, two bays as follows: (1) 80'x162' & (1) 70'x162', with (2) 25-Ton cranes. Additional land available for parking or expansion.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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