

7325 DOUGLAS ROAD
LAMBERTVILLE, MI 48144

INDUSTRIAL SPACE FOR LEASE
43,922 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$6.00/SF + Utilities
Available Space:	40,152 SF/3,770 SF
Building Size:	109,000 SF
Number of Stories:	1
Year Constructed:	1962
Condition:	Good
Acreage:	9.19
Closest Cross Street:	Sterns Road
County:	Monroe
Zoning:	I-3 General Industrial District
Parking:	55 spaces
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

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Four SeaGate, Suite 608
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BUILDING SPECIFICATIONS

Office Space:	1,478 SF rough
Warehouse Space:	42,444 SF
Exterior Walls:	Block
Structural System:	Steel joist & block
Roof:	Flat built-up
Floors/Coverings:	Concrete
Ceiling Height:	21' – 40,152 SF/15' – 3,770 SF
Basement:	No
Heating:	GFA
Power:	1200-amp/480V/ 3 phase
Restrooms:	1 – in common with other tenants
Overhead Doors:	Yes – 1 drive-in (12' x 14')
Truck Well/Docks:	Yes – 5 in 3,770 SF area
Sprinklers:	Yes
Signage:	Facia
Rail:	No
Cranes:	No – rail only – Max 4,000 LBS
Floor Drains:	Yes

BUILDING INFORMATION

Current Occupant:	Owner
Occupancy Date:	Lease execution
Sign on Property:	Yes
Showing Instructions:	See listing agents for code

LEASE DETAILS

Term:	3 to 5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	Electric – sub-metered

UTILITIES

Electric:	Consumers Energy
Gas:	Michigan Gas
Water:	Bedford Township
Sanitary Sewer:	Bedford Township
Storm Sewer:	Drainage Ditch

Comments:

- Outside ramp available
- Located in Bedford Township
- 4.65 miles to US23 (Exit 2 – Sterns Road)
- The main truck route is Douglas Road to Alexis Road
- Sterns Road has a weight limitation of 25 tons

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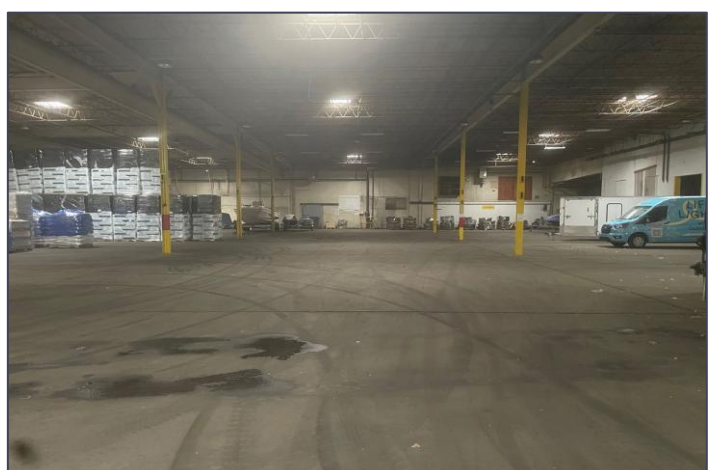
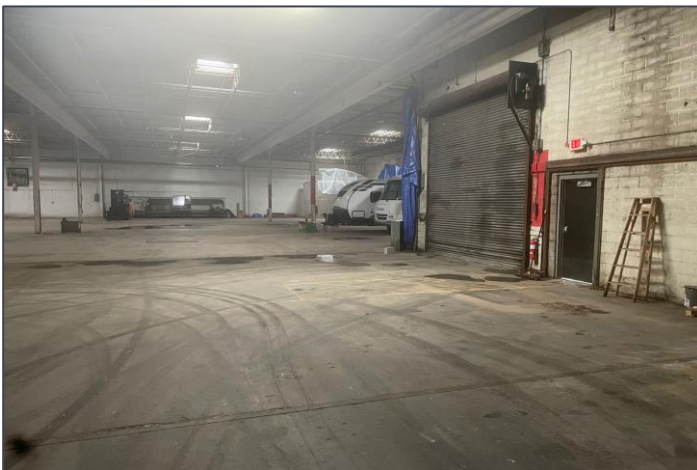
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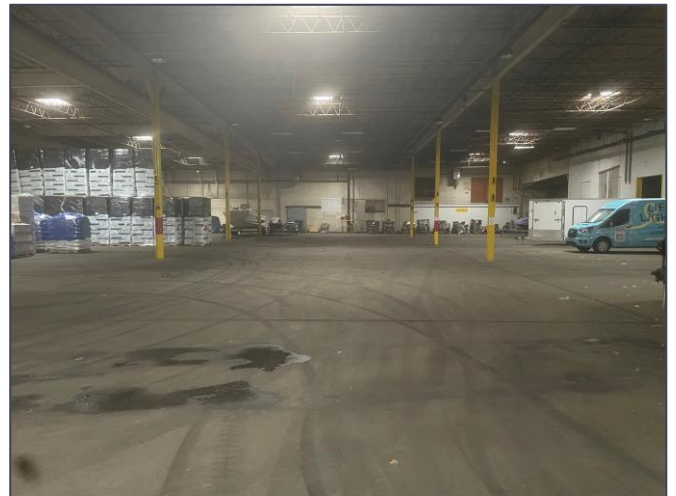
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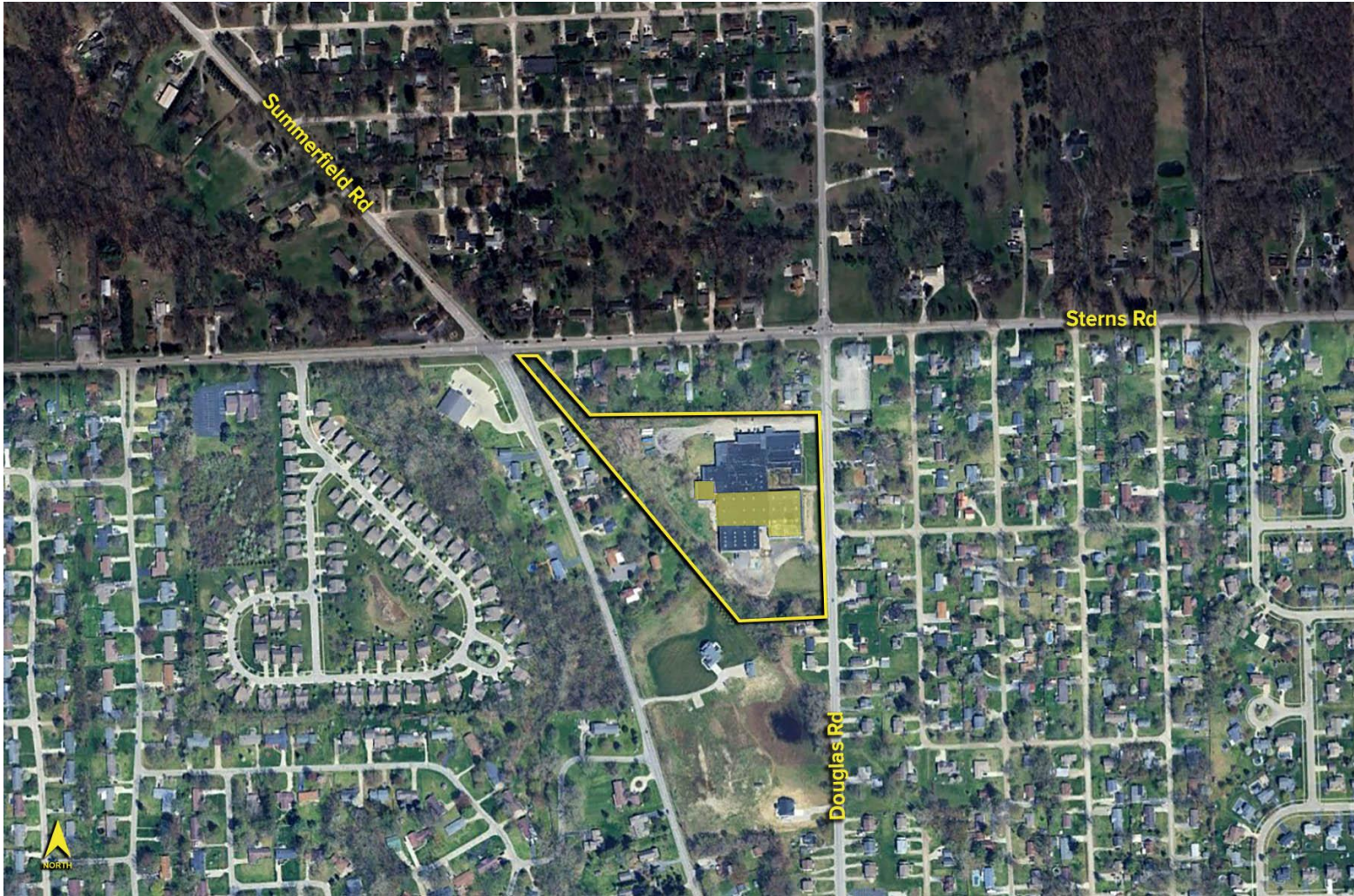
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,692	\$78,418
3 MILE	51,600	\$72,252
5 MILE	125,820	\$69,019

TRAFFIC COUNTS (TWO-WAY)

4,100	Douglas Road
11,600	W. Sterns Road
2,350	Summerfield Road

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