

**2,800 SF MAIN ROAD UNITS**



DEVELOPED BY:



**D&R Land  
Development**

# PILOT

PROPERTY GROUP

## 23 MILE CORRIDOR - NEW CONSTRUCTION, SHELBY TOWNSHIP

### PROPERTY OVERVIEW:

- Brand New 2026 Multi-Tenant, Multiple Use/Functional Construction.
- Located on the North side of 23 Mile Rd with easy access to M-53.
- Prime exposure, signage, easy to locate.
- Drive around building accessibility.
- Plan your design and lock into a new lease now!!

<i>Property Type:</i>	Industrial Multi-Tenant
<i>Cross Streets:</i>	North side of 23 Mile, Between Van Dyke and Mound
<i>Total Square Footage:</i>	14,600
<i>Minimum Square Footage:</i>	2,800
<i>Maximum Square Footage:</i>	14,600
<i>Parcel Size:</i>	1.25 Acres
<i>23 Mile Frontage:</i>	218'
<i>Year Built:</i>	2026
<i>Construction:</i>	Brick/Block
<i>Ceiling/Clear Height:</i>	20' Clear
<i>Overhead Door:</i>	(1) 12'x14' per unit
<i>Parking Spaces:</i>	56
<i>Lighting:</i>	LED
<i>Heat Type:</i>	Radiant Tube
<i>Lease Rate:</i>	\$15.00
<i>Lease Type:</i>	NNN (est. at \$3.50/SF)



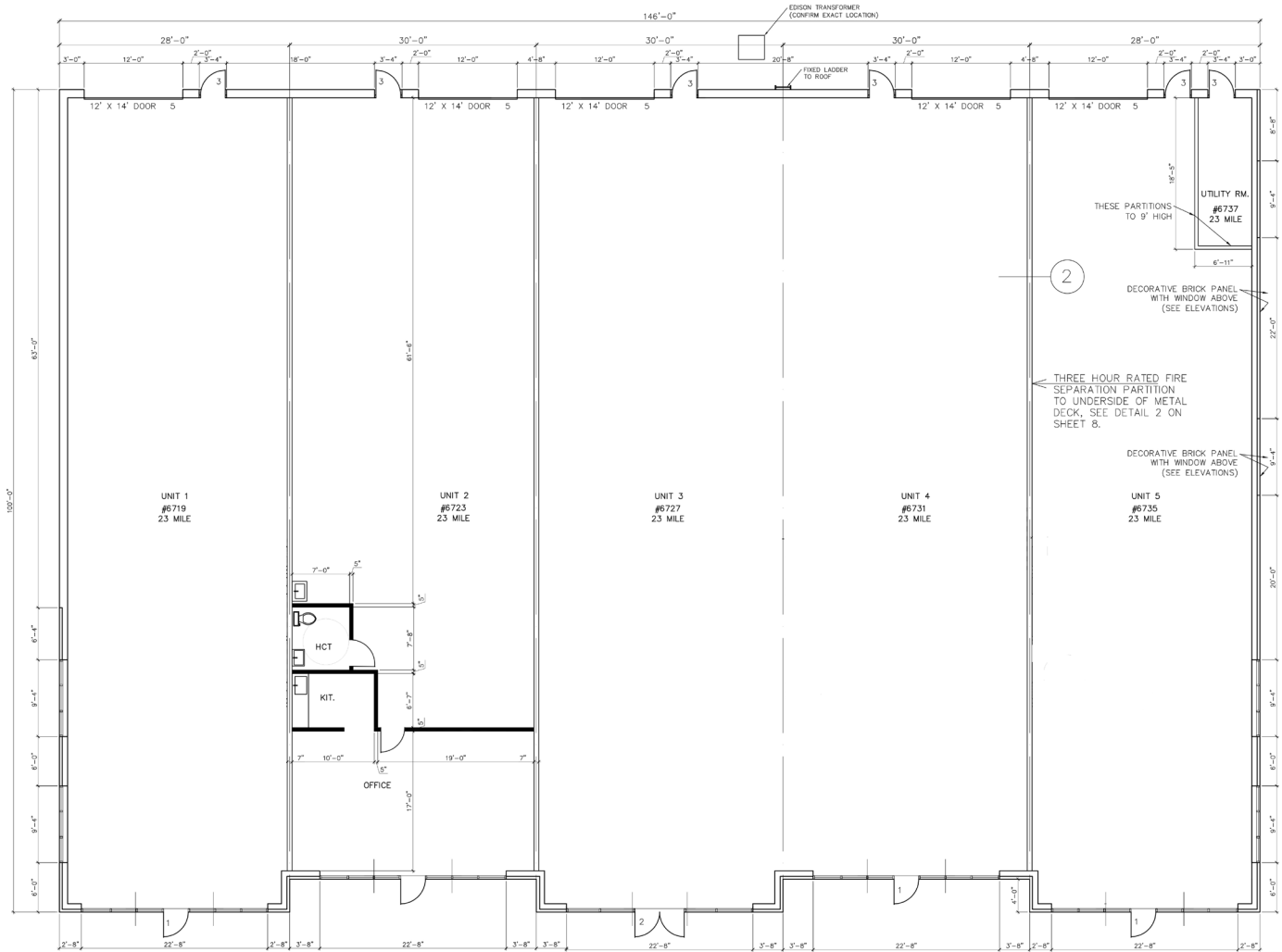
### AGENT CONTACT INFO

**ANTHONY RUBINO** O: 586.254.0900 x101 • C: 586.873.5419 • [anthony@pilotpg.com](mailto:anthony@pilotpg.com)  
**EVAN JUROVCIK** O: 586.254.0900 x108 • C: 586.360.0911 • [ejurovcik@gmail.com](mailto:ejurovcik@gmail.com)

*Matching the right people to the right place.*

Offices in Sterling Heights and Port Huron to serve you  
586.254.0900 • [www.pilotpg.com](http://www.pilotpg.com)

## FLOORPLAN



*Matching the right people to the right place.*

Offices in Sterling Heights and Port Huron to serve you  
586.254.0900 • [www.pilotpg.com](http://www.pilotpg.com)

*ADDITIONAL PHOTOS*



*Matching the right people to the right place.*

Offices in Sterling Heights and Port Huron to serve you  
586.254.0900 • [www.pilotpg.com](http://www.pilotpg.com)