

FOR LEASE



AVAILABLE SPACES

Suite	Rate	Size
Warehouse	\$1,000 /mo	1,200
Retail/Warehouse	\$2,000 /mo	2,992

HIGHLIGHTS

Building SF:	2,992
Retail/Office SF	960 SF
Warehouse SF:	2,032 SF
Lease Rate:	\$2,000 / mo
Parking:	10+
Year Built:	1990
Zoning:	I-L

PROPERTY DESCRIPTION

Versatile ±2,992 SF commercial building offering a flexible mix of retail, showroom, and utility space suitable for a wide range of business uses. The layout supports retail, contractor operations, light assembly, storage, or service-based businesses requiring both workspace and functional storage.

An additional ±1,200 SF detached pole building (10' clear height) is available for lease at \$1,000/month and is ideal for

LOCATION DESCRIPTION

Located on Dove Rd with convenient access to surrounding commercial corridors and area roadways. The property offers strong accessibility for contractors, service providers, and local businesses seeking a practical, functional location with easy ingress and egress.

Positioned to serve the surrounding residential and commercial base with efficient access for employees, customers, and fleet

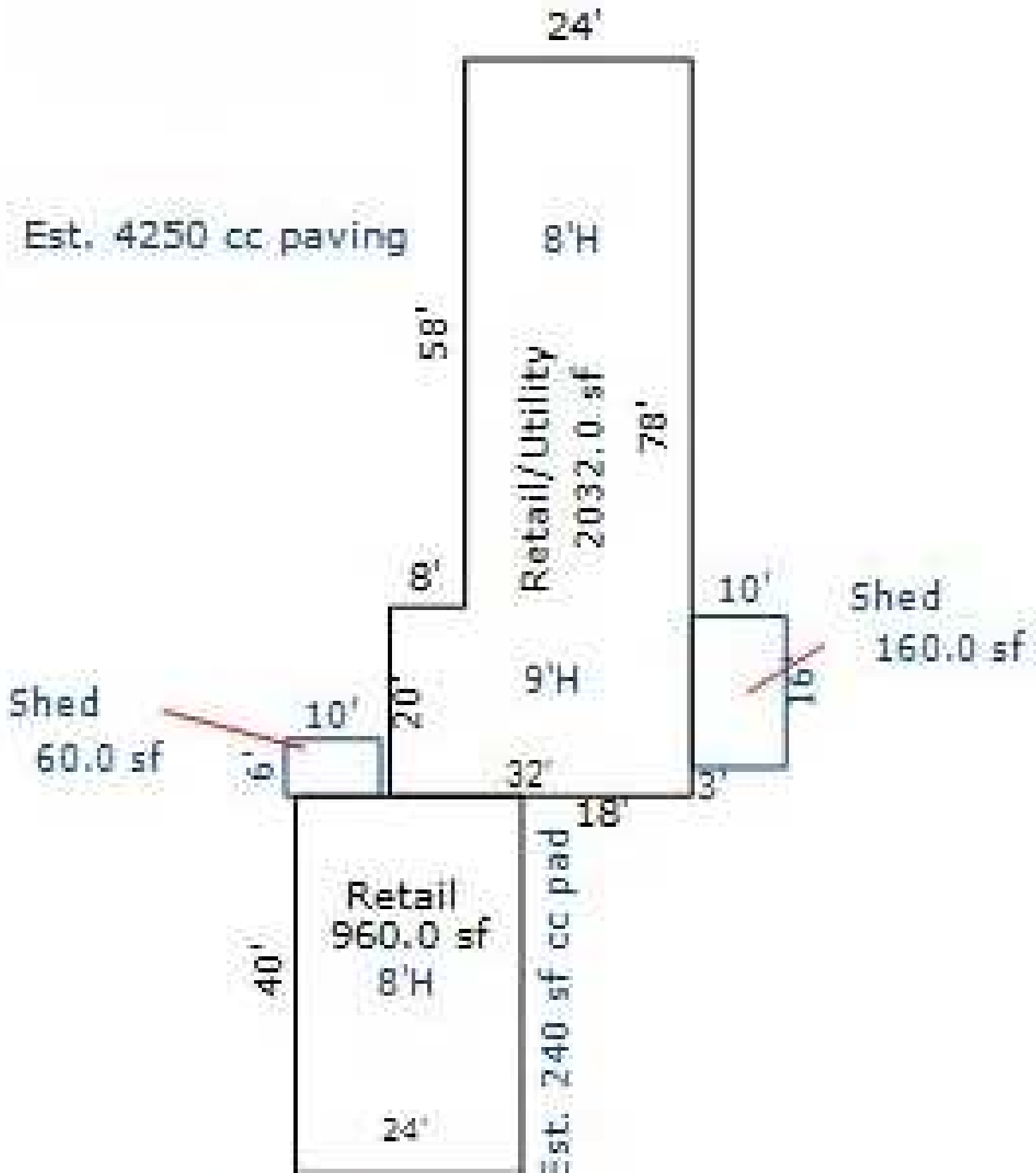
EVAN LYSZCZYK
 (586) 980-1171
 evan.sengergroup@kwcommercial



Property Photos

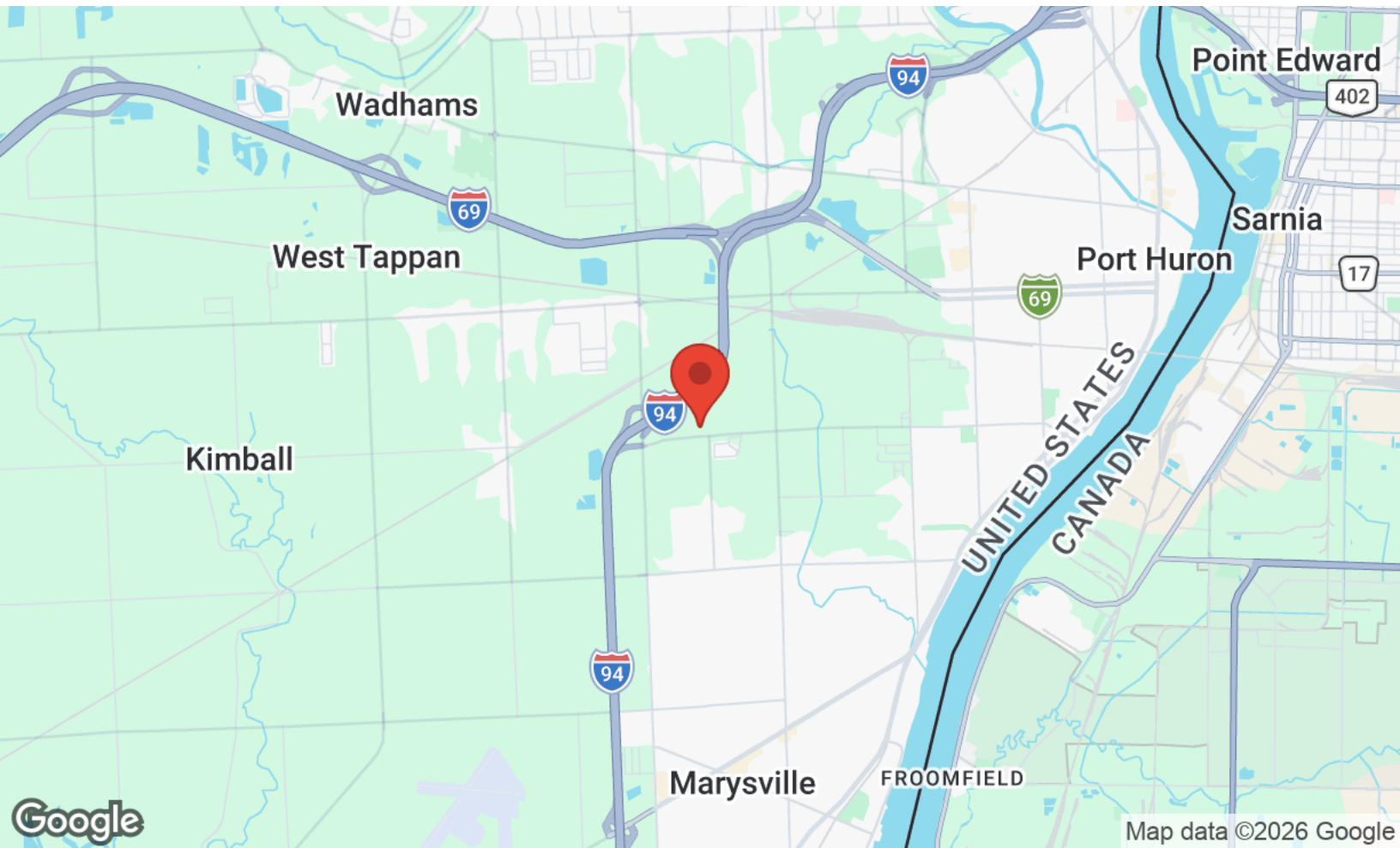
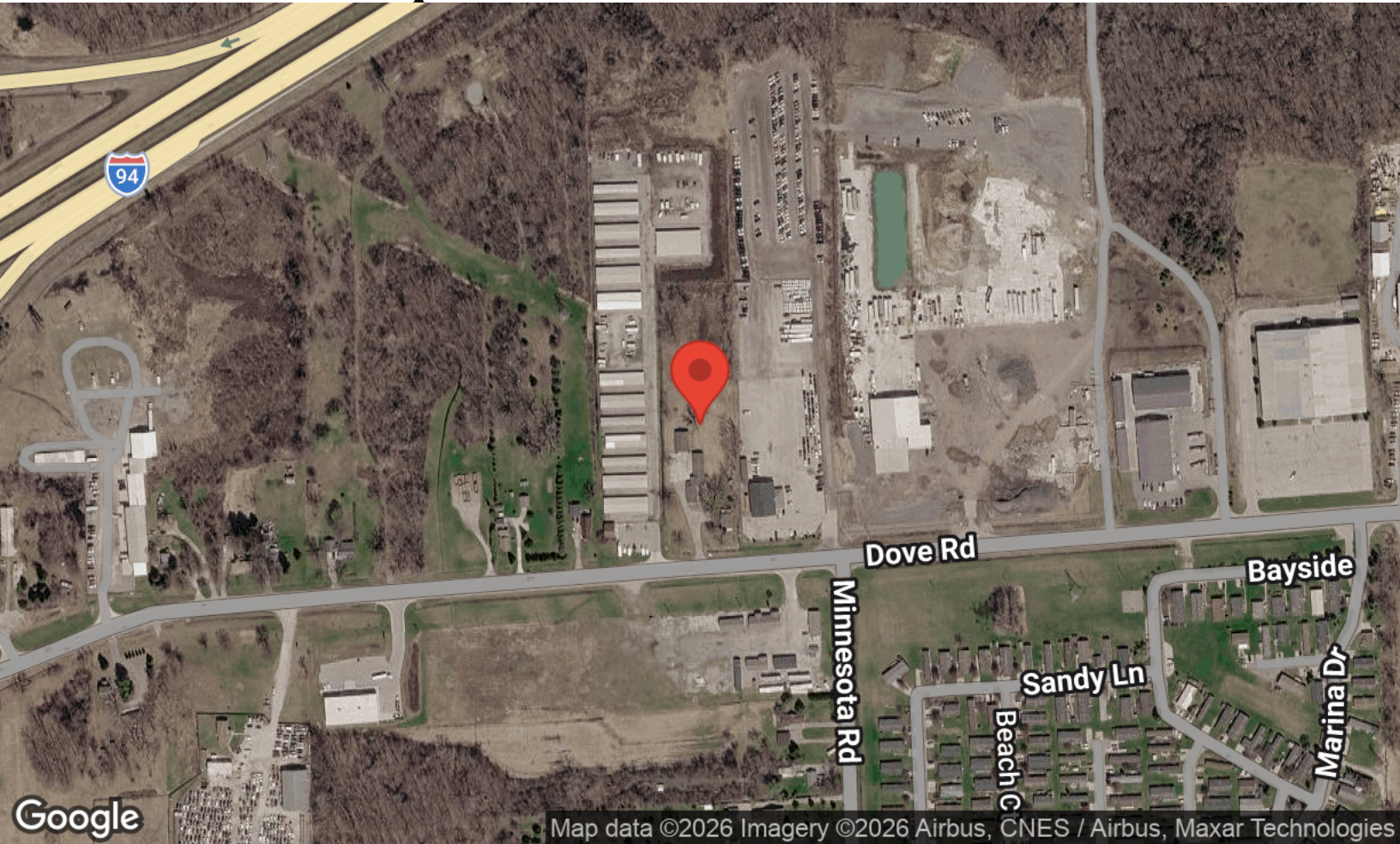


Property Photos



*4282 DOVE RD (BUSINESS)

Location Maps



Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Evan Lyszczyk - CRE Advisor

☎ (586) 980-1171

✉ evan.sengergroup@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before