

# FOR LEASE

40800 ENTERPRISE DR.  
STERLING HEIGHTS, MICHIGAN



## PROPERTY FEATURES

- ±45,000–91,593 SF With 32,983 SF of Two-Story Office (Can be Scaled Back)
- 26' Clear Height
- Two 12'x14' Overhead Doors
- Two Truckwells (Covered)
- 18 Mile Road Frontage with Easy Access to I-75, M-59, and Mound Road Corridors



## FOR DETAILS CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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OFFICE SF:	32,983 (2 Stories)
LAND (AC):	5.35
ZONING:	M1 - Light Industrial
PARCEL ID:	10-10-16-200-041
YEAR BUILT:	1997
CEILING HEIGHT:	26
LOADING DOCKS:	Two (Covered Internal)
POWER:	2,000 Amp 480 Volt



## PROPERTY PRICING

TRANSACTION TYPE: Lease  
ASKING LEASE RATE: \$9.75 PSF NNN

±45,000 – 91,593 SF of subdividable space available for lease.

Modern industrial/flex facility featuring 26' clear height, polished concrete floors, and a Cambridge rooftop heating unit. The shop area includes two 12' x 14' overhead doors and two covered 12' x 14' interior truck wells, along with multiple skylights providing abundant natural light.

The two-story office space (±32,983 SF), which can be scaled back and converted to shop space, offers conference rooms, bullpen areas, private offices, kitchenettes, and a presentation room—ideal for both operations and client-facing functions.

The site features a well-maintained herringbone brick parking lot and excellent visibility and frontage along 18 Mile Road, providing strong exposure and easy access to major thoroughfares.

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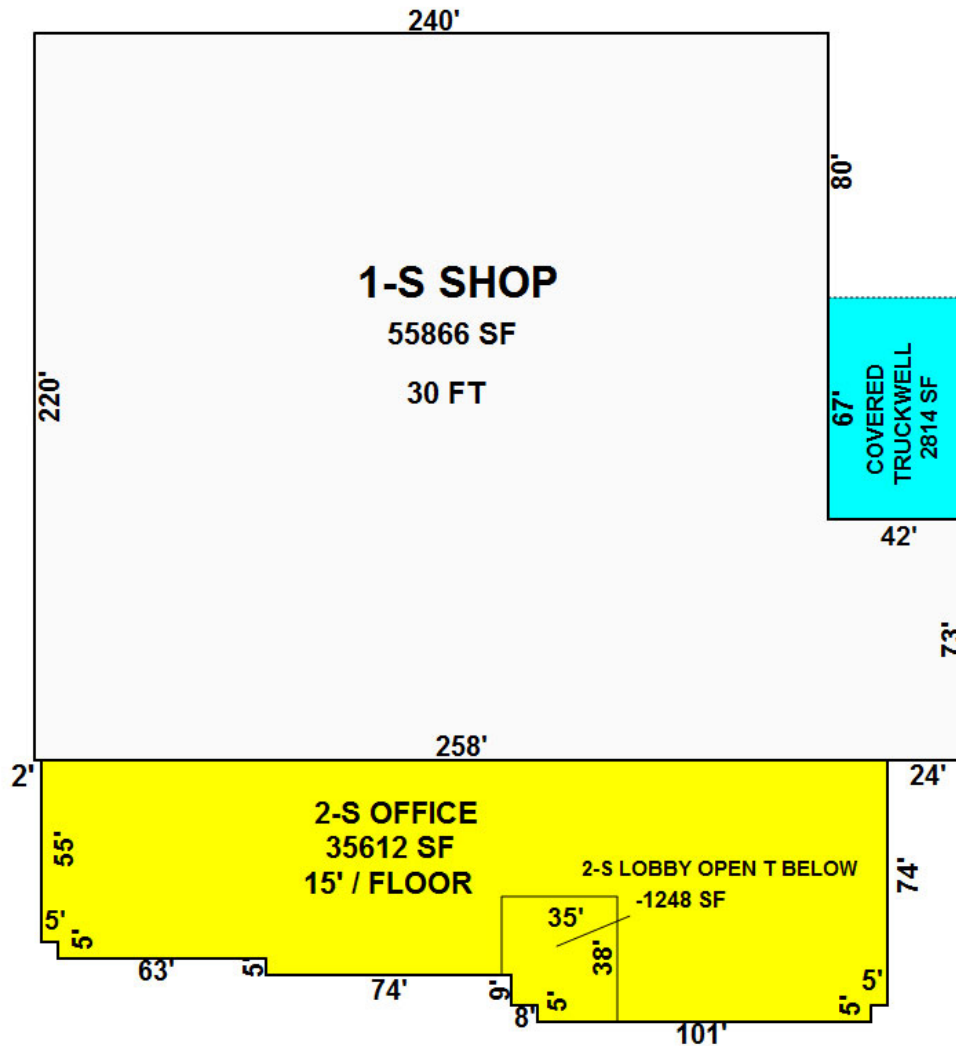
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(LESS 945 SF FOR 2ND FLOOR)

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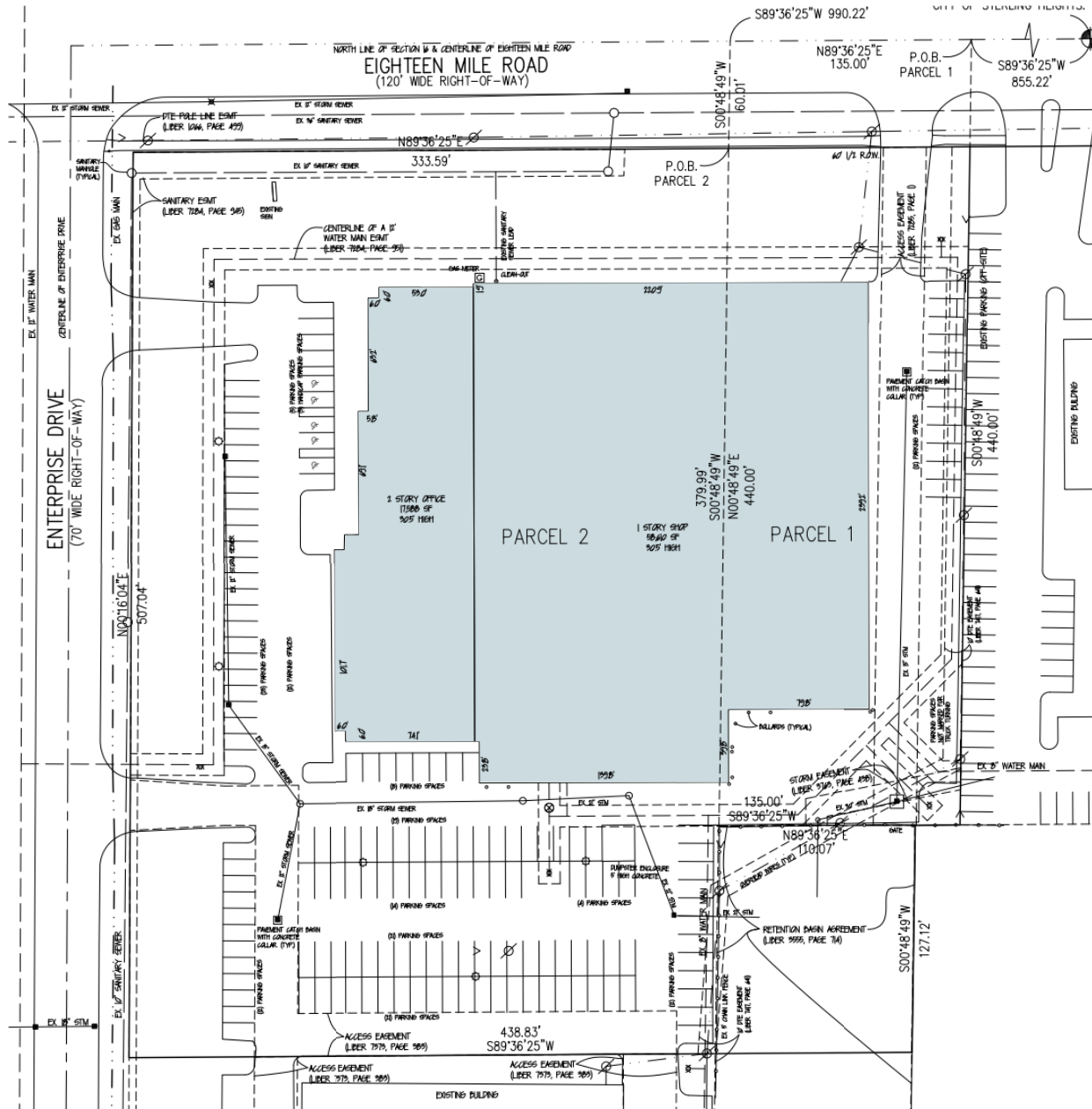
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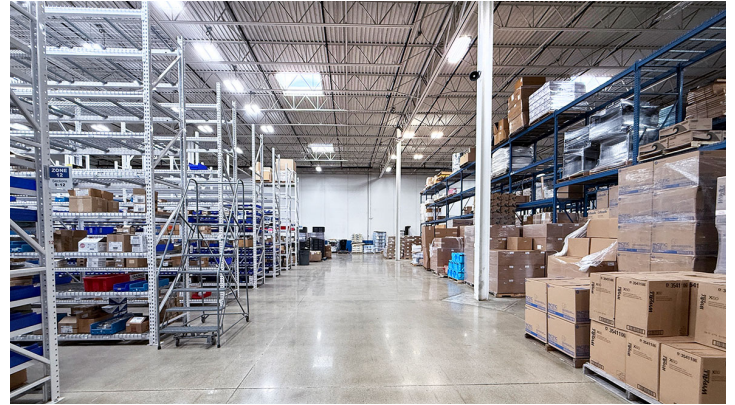
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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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