

AVAILABLE

70699 BEAVER CREEK DRIVE
BRUCE TWP., MICHIGAN 48065

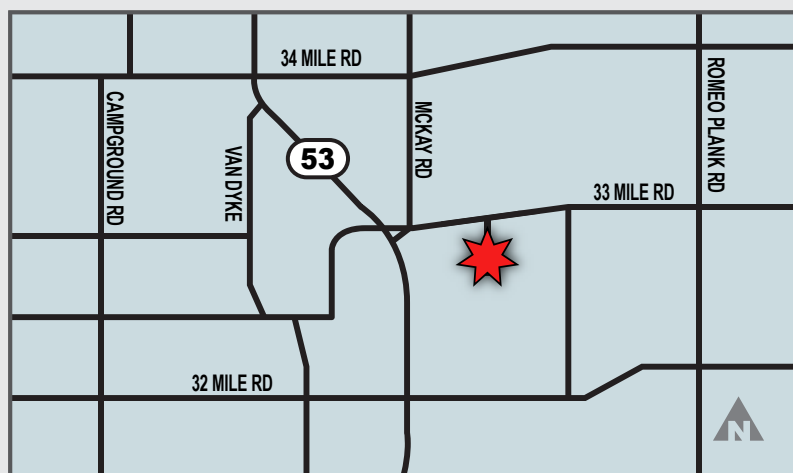
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



UNDER CONSTRUCTION

PROPERTY FEATURES

- 3,317 to 22,304 SF Units Available
- 400 SF Office Space or Build to Suit
- 12 x 14 Grade Level Door with Each Unit
- 20' Clear Height
- Easy Access to M-53 Highway
- Occupancy Q4 2026-Q1 2027
- Tax Abatement for Qualified Users



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.

31440 Northwestern Highway, Suite 130 | Farmington Hills, Michigan, 48334 | 248.351.3500 | lee-associates.com

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PROPERTY TYPE:	Industrial
TOTAL SF:	22,304
RENTABLE UNITS SF:	3,717 - 22,304
INDUSTRIAL PER UNIT SF:	3,317*
OFFICE PER UNIT SF:	400
YEAR BUILT:	2026
BUILDING DIMENSIONS:	272' x 82'
CONSTRUCTION TYPE:	Brick
FLOOR TYPE:	6" Reinforced Concrete
HEATING TYPE:	Radiant Tube in Shop
AC TYPE:	HVAC in Office
CEILING HEIGHT:	20'0"
COLUMN SPACING:	45'4"
# GL/DID:	6
GL/DID DIM. (H X W):	12' x 14'
TOTAL DOORS:	6
PARCEL ID:	14-01-36-126-021

*Units can be combined to accommodate larger size requirements.

**Gross rate includes base year real estate taxes, common area maintenance, and general liability insurance.

PROPERTY PRICING

TRANSACTION TYPE: Lease

ASKING LEASE RATE: \$12.95/SF Gross**

New Construction!! Multi-tenant building planned for 2026-2027 occupancy. Located in an up and coming industrial park in Romeo Township close in proximity to M-53 freeway. Multiple units can be combined to accommodate larger size requirements.

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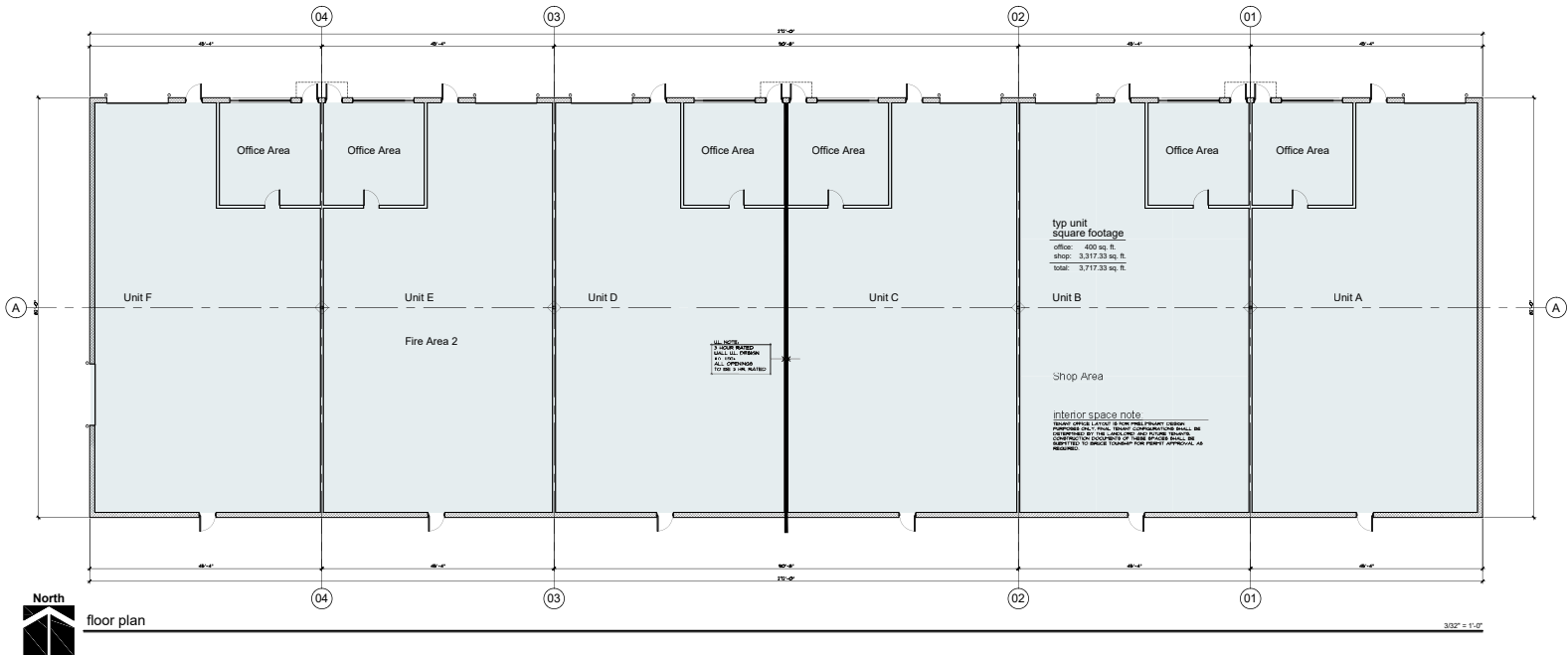
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FLOOR PLAN



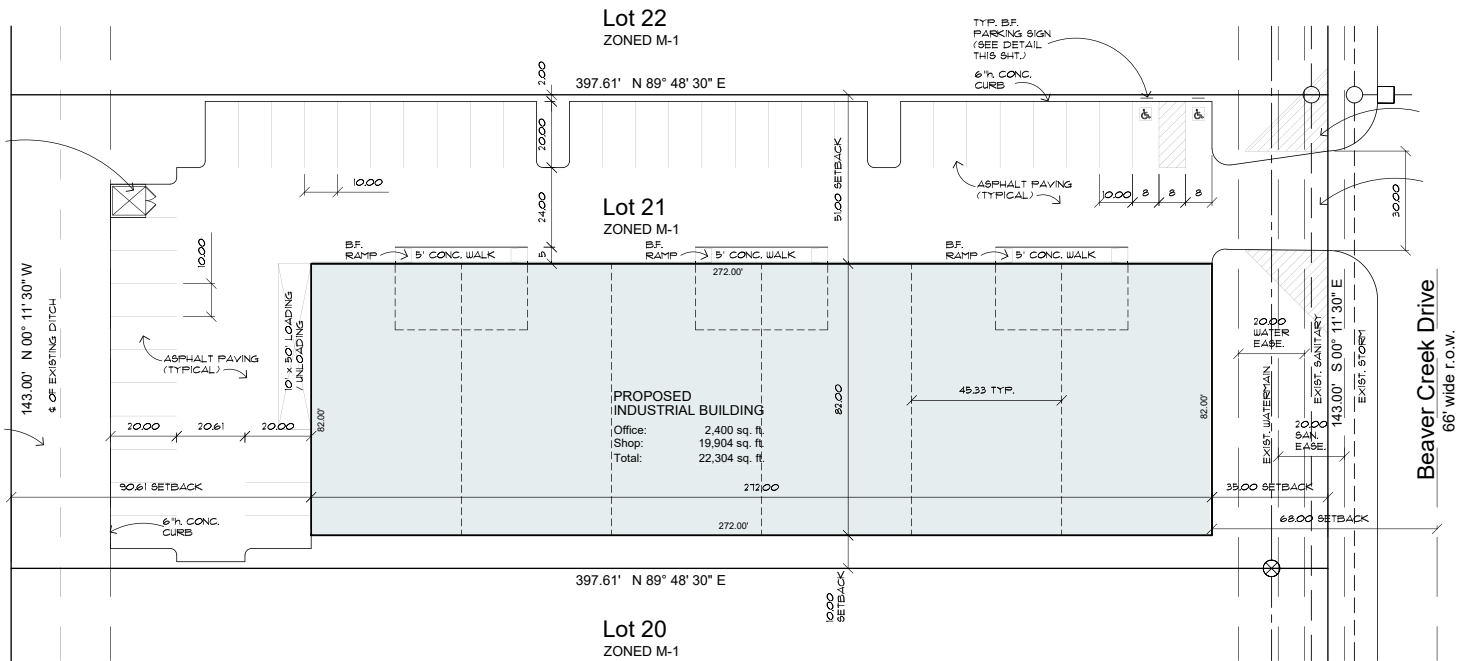
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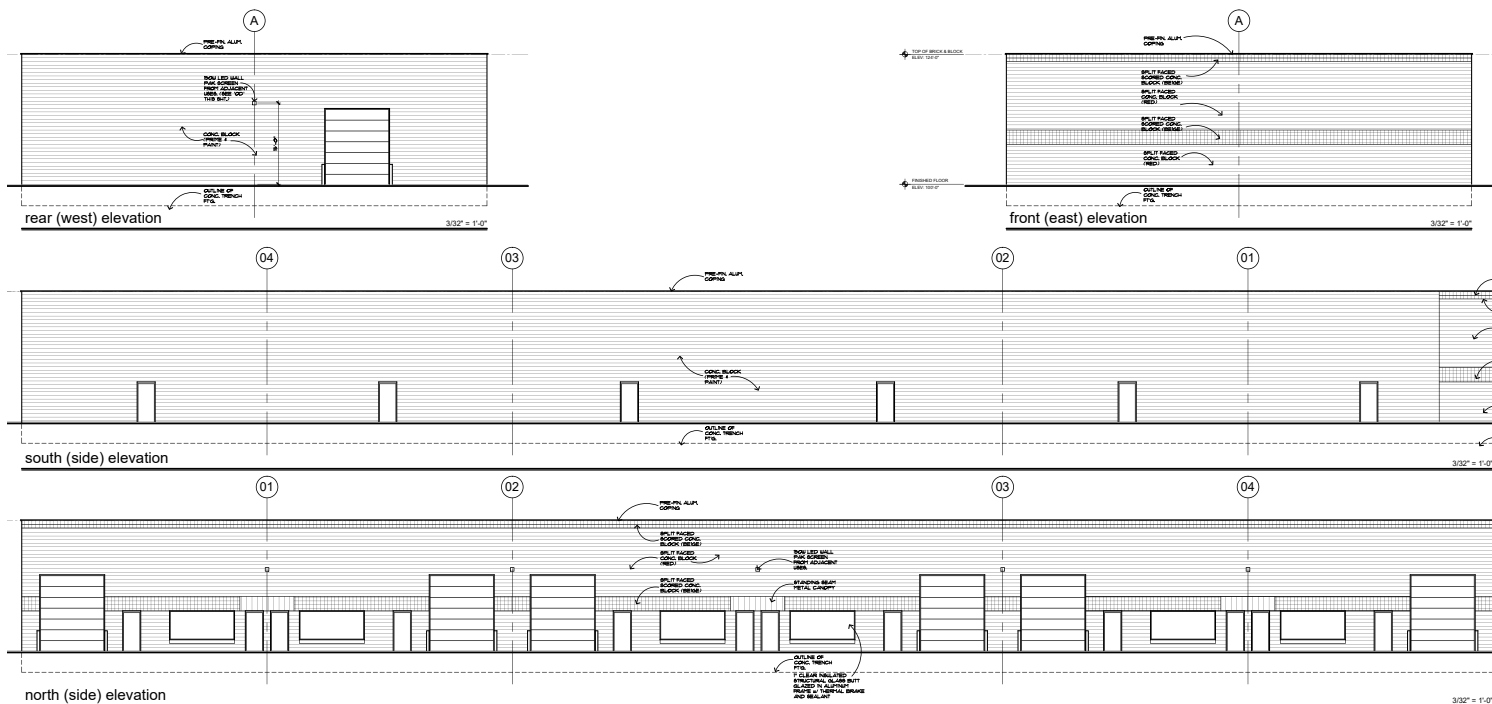
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ELEVATIONS



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