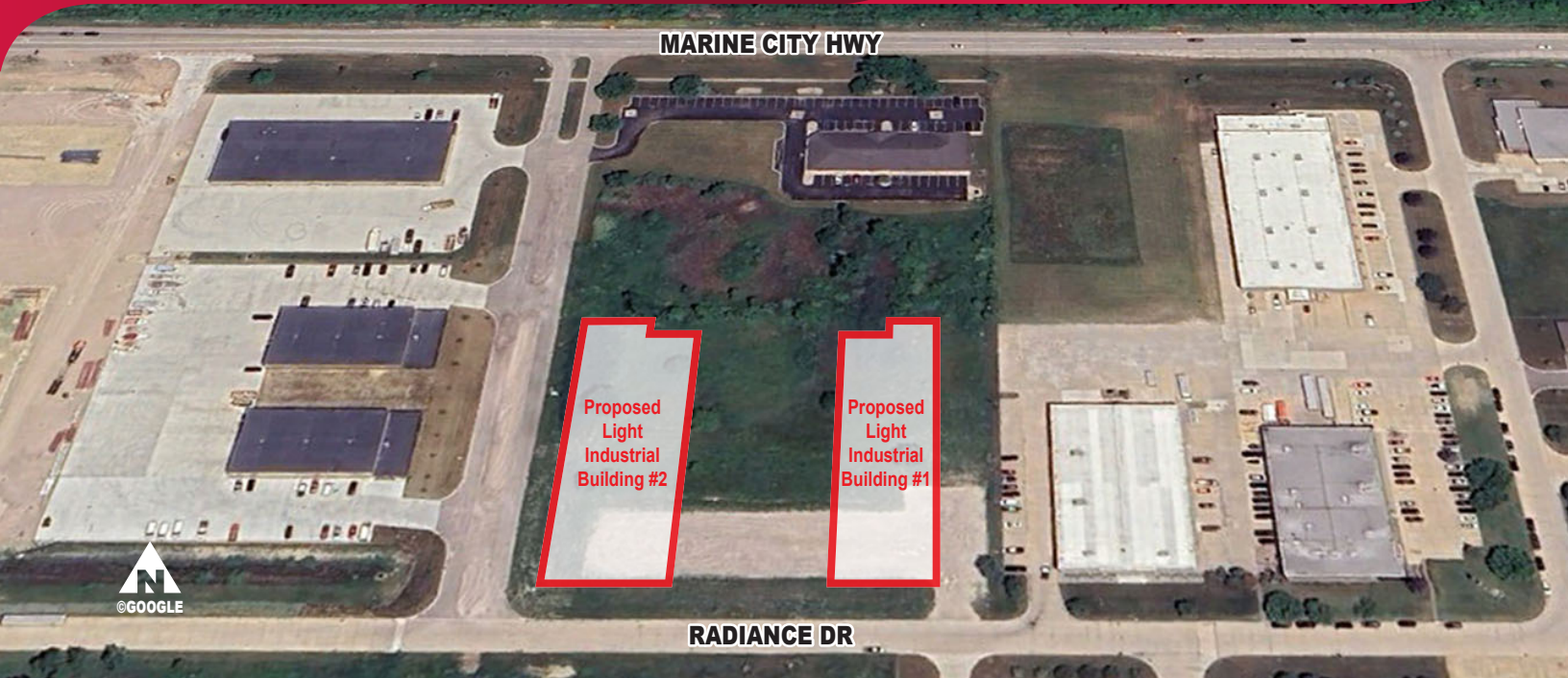


# FOR LEASE

ANDREWS CORPORATE PARK  
BUILDING 2, IRA TWP., MICHIGAN 48023



## PROPERTY FEATURES

- 30,833 SF Available
- Office Built to Suit
- 22' Clear Height
- 1000 Amp, 208 Volt, 3 Phase Power
- Tax Abatement for Qualified Tenants
- 1.25 Miles East of I-94



## FOR DETAILS CONTACT

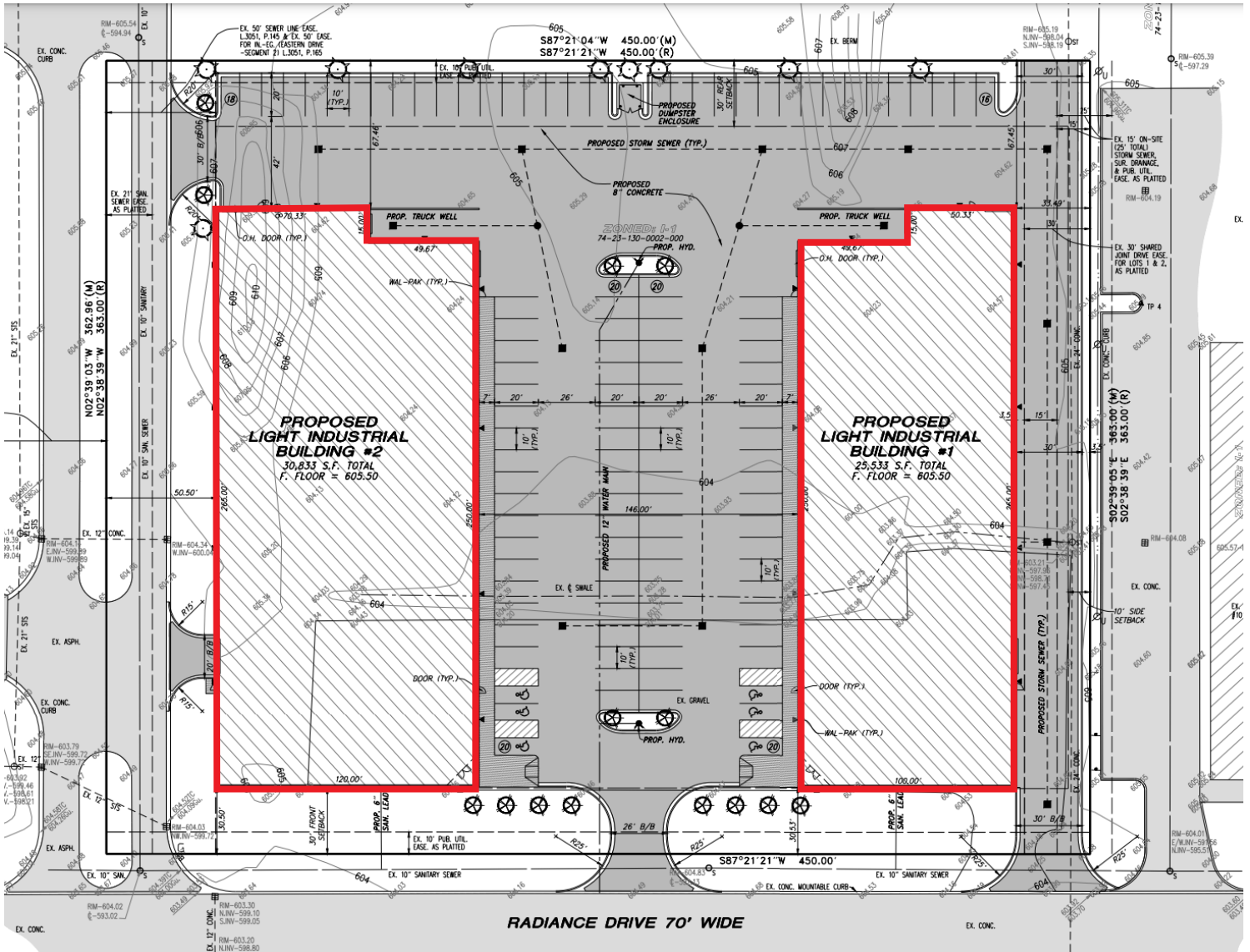
Giancarlo Pinterpe  
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(248) 567-8003

Adriano Docaj  
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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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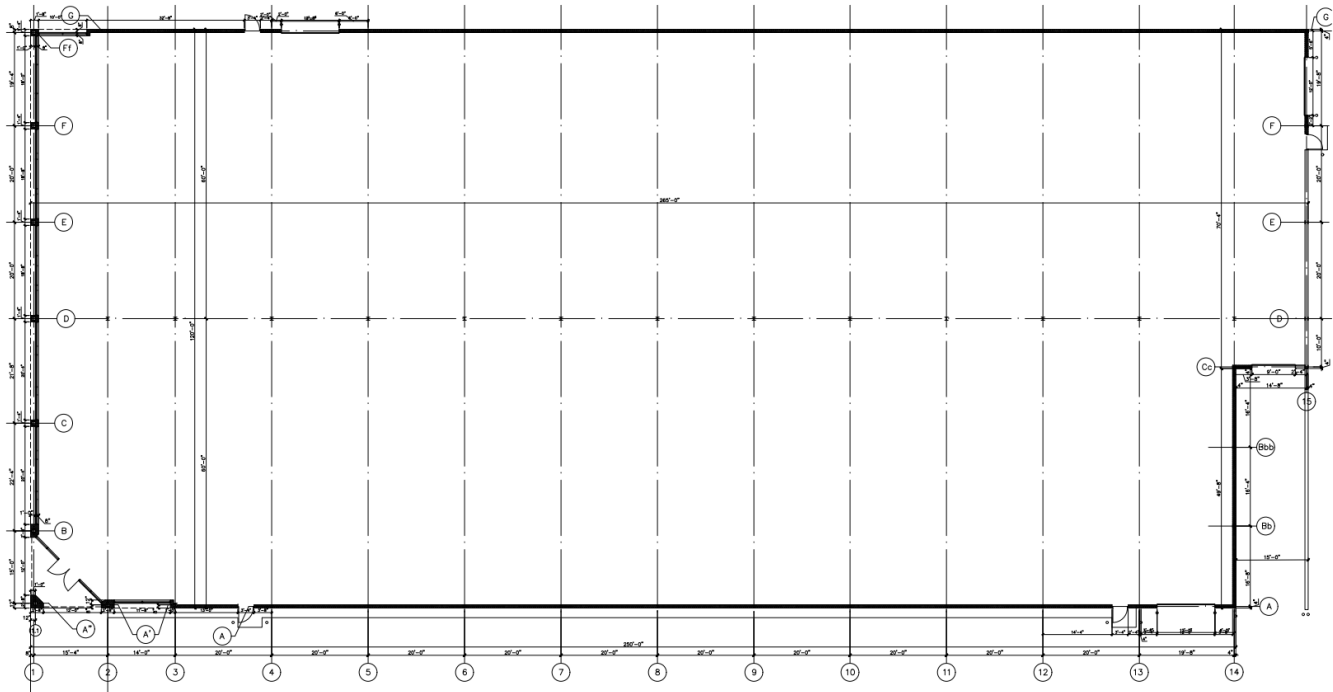
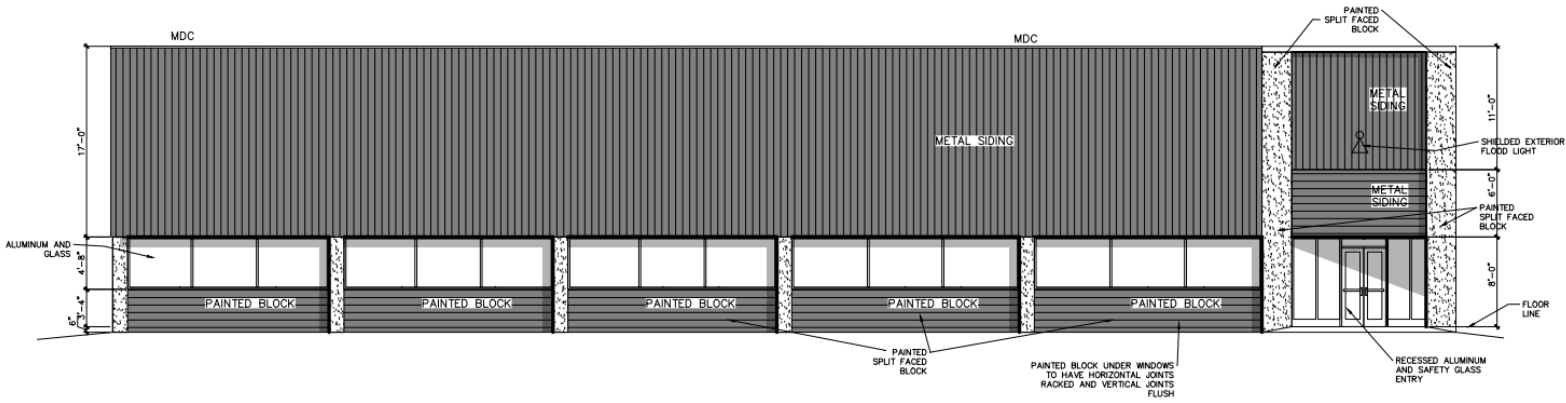
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# FOR LEASE

ANDREWS CORPORATE PARK  
BUILDING 2, IRA TWP., MICHIGAN 48023



COMMERCIAL REAL ESTATE SERVICES



## FOR DETAILS CONTACT

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## Building 2

### Randiance Dr., Ira Township, MI 48023



**Property Type:** Industrial  
**Available SF:** 30,833  
**Land Size (Acres):** 3.75  
**Market:** SE Michigan  
**County:** St. Clair

#### Availability Details

<b>Available SF:</b>	30,833	<b>Transaction Type:</b>	Lease
<b>Building SF:</b>	30,833	<b>Asking Lease Rate:</b>	Contact Broker for Pricing

#### Comments

**Availability Comments:** Proposed for 2025, this new 30,833 SF industrial building is strategically located just 1.25 miles east of I-94. It features multiple overhead doors and offers build-to-suit office space. Tax abatement is available for qualified tenants.

#### Building & Construction Details

<b>Construction Status:</b>	Proposed	<b>Year Built:</b>	2025	<b>Heating Type:</b>	Radiant Tube Heat
<b>Building Class:</b>		<b>Year Refurbished:</b>		<b>AC Type:</b>	Office Only
<b>Spec/BTS:</b>		<b>Floors:</b>		<b>Floor Type:</b>	Reinforced Concrete 6"
<b>Primary Use:</b>	Light Industrial	<b>Multi-Tenant:</b>	No	<b>Sprinkler:</b>	
<b>Secondary Use:</b>		<b>Construction Type:</b>	Block/Steel	<b>Security:</b>	
<b>Flex:</b>					
<b># of Buildings:</b>					
<b>Elevator Comments:</b>					

**Clearance, Dock & Door**

<b>Ceiling Height:</b>	22'0"	<b># GL/DID:</b>	4	<b># Int. Docks:</b>	
<b>Bay/Column Size(WxD):</b>	60'0"	<b>GL/DID Dim.(HxW):</b>	Multiple Sizes	<b># Int. Levelers:</b>	
<b>Column Spacing:</b>	Clear Span	<b># DH/Truck-Level Doors:</b>		<b># Ext. Docks:</b>	
		<b># Rail Doors:</b>		<b># Ext. Levelers:</b>	
		<b>Total Doors:</b>	4	<b>Cross-docked:</b>	No

**Loading & Door Comments:** Grade level door sizes, Two-12'x14', One-16'x14', and One-9'x10'

**Parking**

<b># Spaces:</b>	62	<b># Covered Spaces:</b>		<b># Uncovered Spaces:</b>	
<b>Parking Ratio:</b>		<b>Monthly Rate:</b>		<b>Monthly Rate (\$):</b>	

**Parking Comments:** Three handicapped parking spaces

**Site**

<b>Land Size (Acres):</b>	3.75	<b>Lot Dimensions (LxW):</b>		<b>Zoning:</b>	I-1
<b>Land SF:</b>	163,350	<b>Floodplain:</b>		<b>Site Condition/Quality:</b>	
<b>Land Usable Acres:</b>		<b>Density:</b>		<b>Topography:</b>	Flat
<b>Land Usable SF:</b>		<b>Permitted FAR:</b>		<b>Site Shape:</b>	
<b>Max Contiguous SF:</b>		<b>Development Capacity:</b>		<b>Access:</b>	
<b>Max Contiguous Acres:</b>		<b>Yard Type:</b>		<b>Visibility:</b>	
<b>Permitted SF:</b>		<b>Yard SF:</b>		<b>Frontage:</b>	
<b>Buildable SF:</b>					

**Additional Site/Parcel Information Comments:** Parcel Identification Number: 74-23-130-0002-000

**Frontage Traffic Count Comments:**

**Utilities**

<b>Gas:</b>		<b>Power:</b>		<b>Phone:</b>	
<b>Water:</b>		<b>Amps:</b>	1,000	<b>Cable:</b>	
<b>Sewer:</b>		<b>Volts:</b>	208	<b>Broadband:</b>	
		<b>Phase:</b>	3	<b>Broadband Supplier:</b>	
		<b>Power Supplier:</b>			

**Utilities Comments:**

**Contacts for this Availability**

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Giancarlo Pinterpe	248.567.8003	<a href="mailto:giancarlo.pinterpe@lee-associates.com">giancarlo.pinterpe@lee-associates.com</a>
Listing Broker	Lee & Associates of MI	Adriano Docaj	248.567.8010	<a href="mailto:adriano.docaj@lee-associates.com">adriano.docaj@lee-associates.com</a>