

15695-15721 Leone Dr

Macomb, MI

- 18,041 SF For Sale
- 6,902 - 18,041 SF For Lease
- Duplex building offers sizes from 6,902 SF, 11,139 SF, & 18,041 SF
- Complete Refurbished Office & Shop Area
- Air Lines and Buss Duct
- Exterior Truckwell

INDUSTRIAL BUILDING FOR SALE OR LEASE



15,766 SF of Factory



2,275 SF of Office



Exterior Truckwell



Room to Expand up to an additional 10,000 SF

FOR MORE INFORMATION:

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Industrial Property Details:

Details:

Total SF:	18,041 SF
Available SF:	18,041 SF
Office SF:	2,275 SF
Factory SF:	15,766 SF
Zoning:	Industrial
Acres:	1.48
Frontage:	282'
Depth:	228'
Expandable:	Yes
Intersection:	23 Mile Rd/Hayes
X-Way Distance:	2 Miles to M-53
Parking:	42 Spaces
Year Built:	1998
Year Renovated:	2025
Room to Expand:	Yes

Interior:

Ceiling Height:	19'
Bay Size:	40'
Restrooms:	4
Power Details:	240V 600 Amps
Lighting:	LED
Truckwells:	1
Grade Door:	(2) 12'x14'
Heating:	Tube Radiant
A/C:	Office Only
Buss Duct:	Yes
Airlines:	Yes

Economic:

Sale Price:	\$1,985,000
Price/SF:	\$110.02
Lease/SF:	\$7.95
Lease/Month:	\$11,952.16
Lease Terms:	NNN

- Notes:**
- 15695 Leone Dr - Lease rate for 6,902 SF unit containing the truckwell, is \$9.95 SF NNN.
 - 15721 Leone Dr - Rate quoted above is for entire building or 11,139 SF unit.
 - Property has room for expansion up to an additional 10,000 SF

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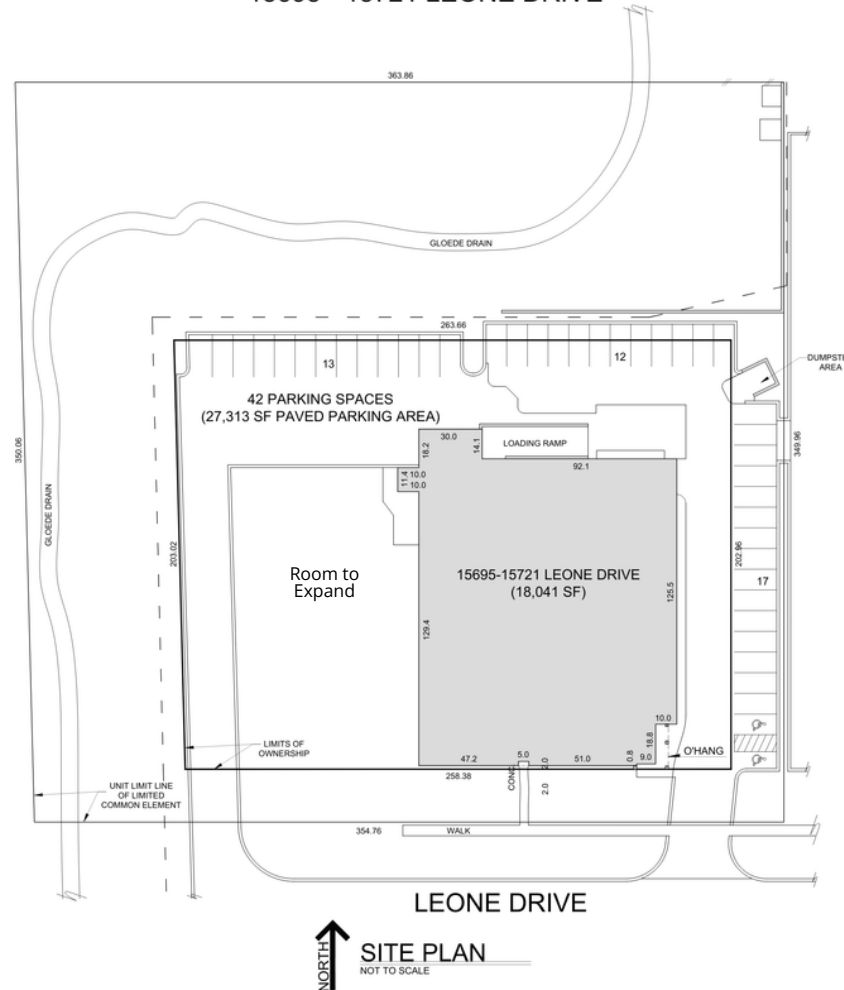
Macomb, MI



Site Plan

LEONE INDUSTRIAL EXCHANGE

15695 - 15721 LEONE DRIVE



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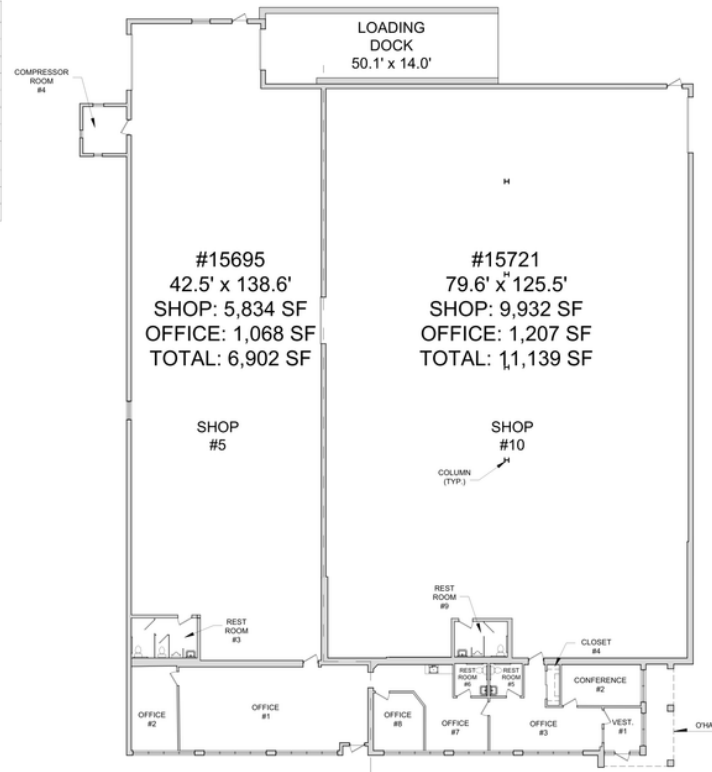


Floor Plan

LEONE INDUSTRIAL EXCHANGE

15695 - 15721 LEONE DRIVE

#15695		
ROOM	OFFICE SIZE	AREA
1 - OFFICE	41.3' x 19.7'	223 SF
2 - OFFICE	11.4' x 20.0'	845 SF
OFFICE TOTAL: 1,068 SF		
SHOP		
3 - REST ROOM	15.9' x 9.9'	153 SF
4 - COMPRESSOR ROOM	10.0' x 11.4'	114 SF
5 - SHOP	42.5' x 138.5'	5,567 SF
SHOP TOTAL: 5,834 SF		
#15695 TOTAL: 6,902 SF		



#15721		
ROOM	OFFICE SIZE	AREA
1 - VESTIBULE	9.2' x 10.5'	97 SF
2 - CONFERENCE	18.4' x 9.8'	179 SF
3 - OFFICE	24.6' x 12.6'	323 SF
4 - CLOSET	3.0' x 9.8'	29 SF
5 - REST ROOM	7.5' x 7.8'	58 SF
6 - REST ROOM	7.6' x 7.8'	60 SF
7 - OFFICE	25.4' x 20.2'	307 SF
8 - OFFICE	11.6' x 13.6'	154 SF
OFFICE TOTAL: 1,207 SF		
SHOP		
9 - REST ROOM	12.2' x 8.7'	107 SF
10 - SHOP	79.6' x 125.5'	9,825 SF
SHOP TOTAL: 9,932 SF		
#15721 TOTAL: 11,139 SF		

 **FIRST FLOOR PLAN**
NOT TO SCALE

NOTES:

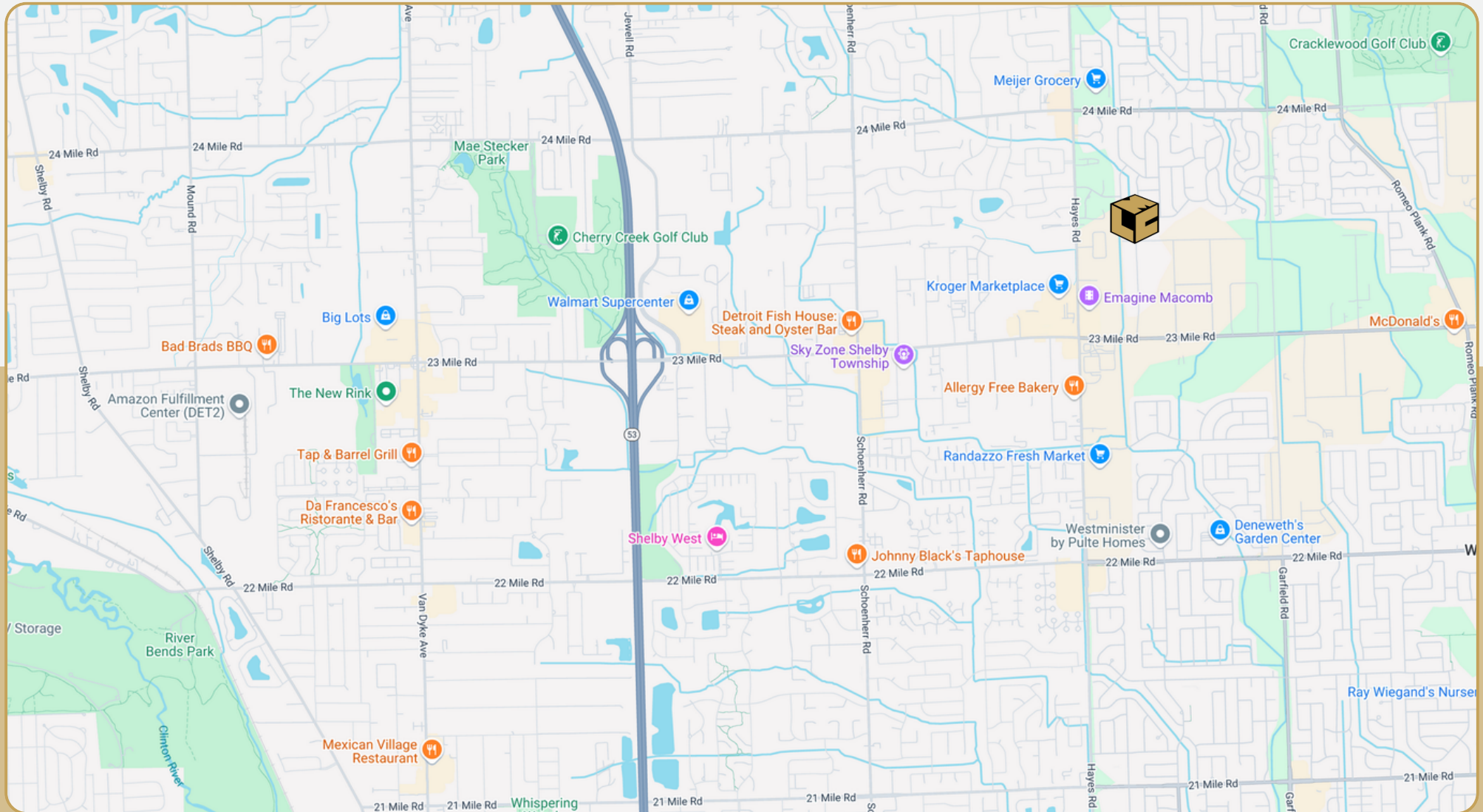
1. TENANT SPACE AREA CALCULATIONS WHERE EXISTING DEMISING WALLS ARE PRESENT, DETERMINED BY MEASUREMENT TO THE CENTER OF DEMISING WALLS/PARTITIONS AND TO THE EXTERIOR FACE OF EXTERIOR WALLS.
2. INTERIOR TENANT SPACE WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE AS SHOWN. FOR EXACT WIDTH AND DEPTH DIMENSIONS, EACH TENANT SPACE SHOULD BE MEASURED BY A QUALIFIED PROFESSIONAL.
3. THE ORIENTATION OF THE INDICATED NORTH ARROW MAY NOT BE 'TRUE NORTH', BUT IS SUBSTANTIALLY NORTH. AS SUCH, IT IS 'CALLED NORTH' AND IS NOT INTENDED FOR NAVIGATIONAL USAGE.
4. UNIT SIZES & AREA ARE APPROXIMATE.

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