

13398-13420 WEST STAR DR.  
SHELBY TWP., MICHIGAN

INDUSTRIAL FOR LEASE  
3,610 – 10,830 Square Feet Available



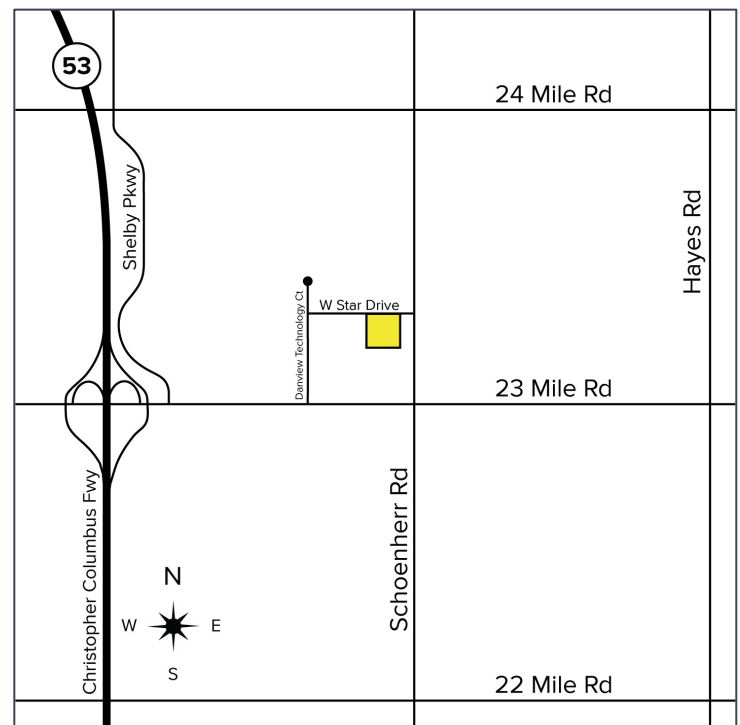
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**HIGH-END MULTI-TENANT COMPLEX**



## PROPERTY FEATURES

- 3,610 – 10,830 square feet available
- 280 – 9,540 square feet of office
- 19' ceiling height
- (1) 12' x 14' grade level door per unit
- 3000 amps, 240 volts power
- Schoenherr Road exposure, just north of 23 Mile Road
- Great flexibility with (3) units available at 3,610 square feet each, units can be combined
- Some units are heavy with office area, which can be modified to suit or eliminated to create additional shop space
- Lease Rate: \$10.50 - \$12.50/sq. ft. Gross



For more information, please contact:

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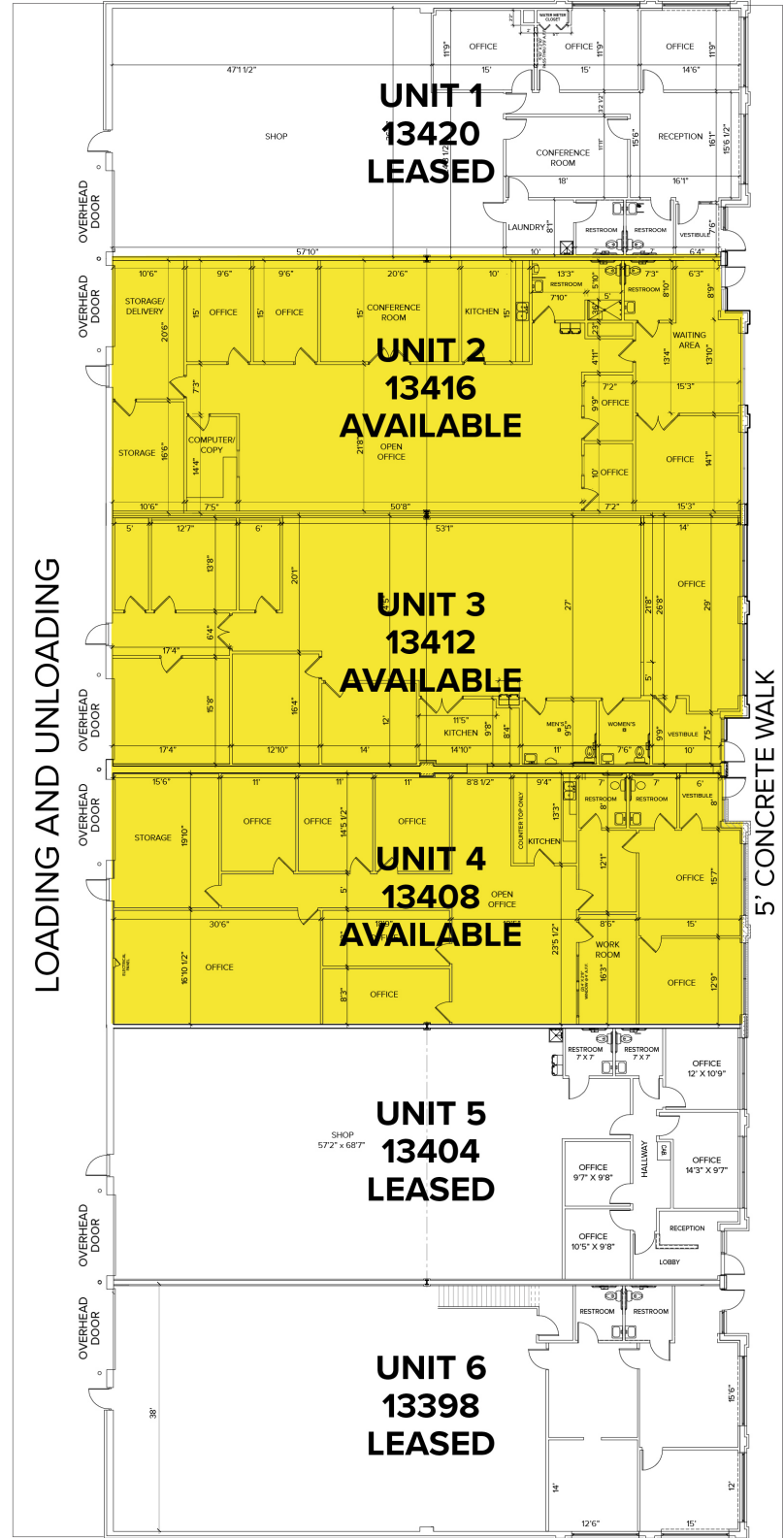
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## Industrial For Lease

3,610 – 10,830  
Square Feet  
AVAILABLE

### Site Plan

AVAILABILITY		
UNIT	TOTAL SF	OFFICE SF
2	3,610	610 – 3,210
3	3,610	280 – 3,000
4	3,610	610 – 3,330



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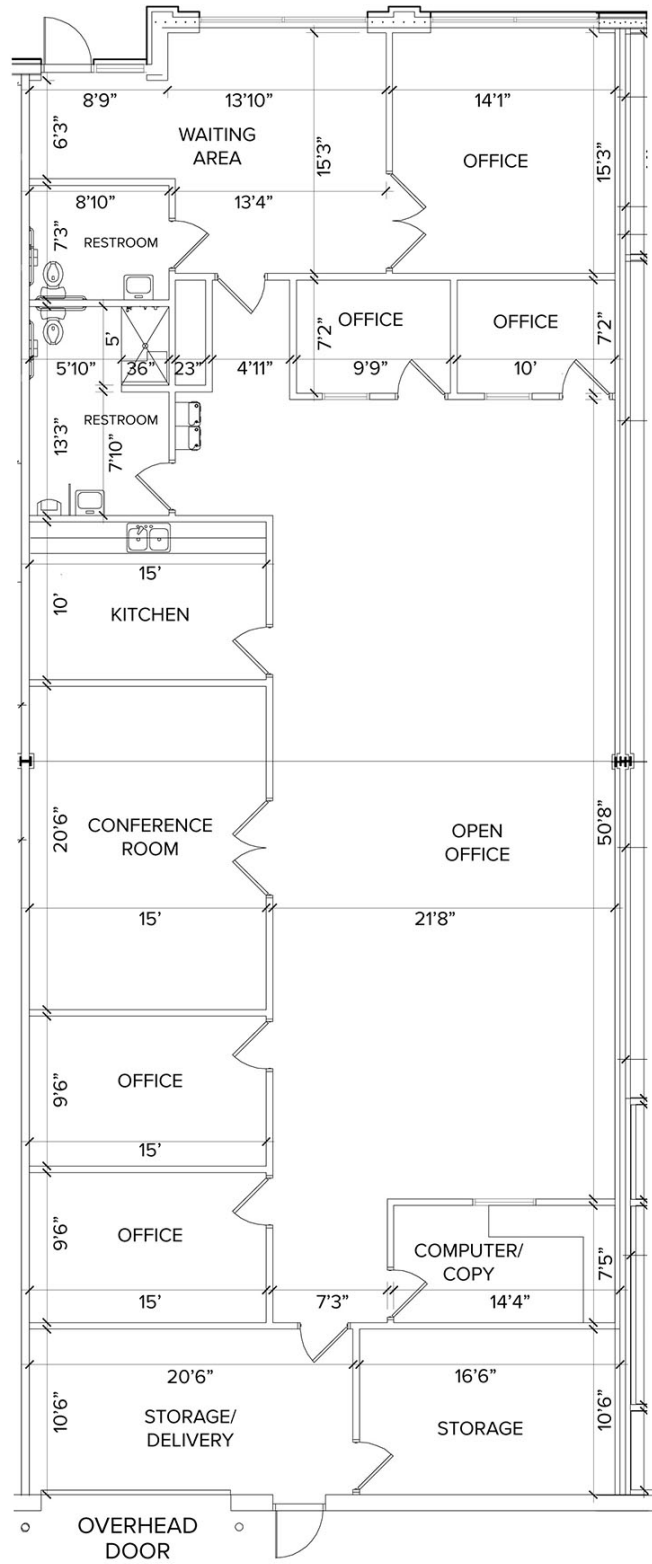
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## Floor Plan Unit 2



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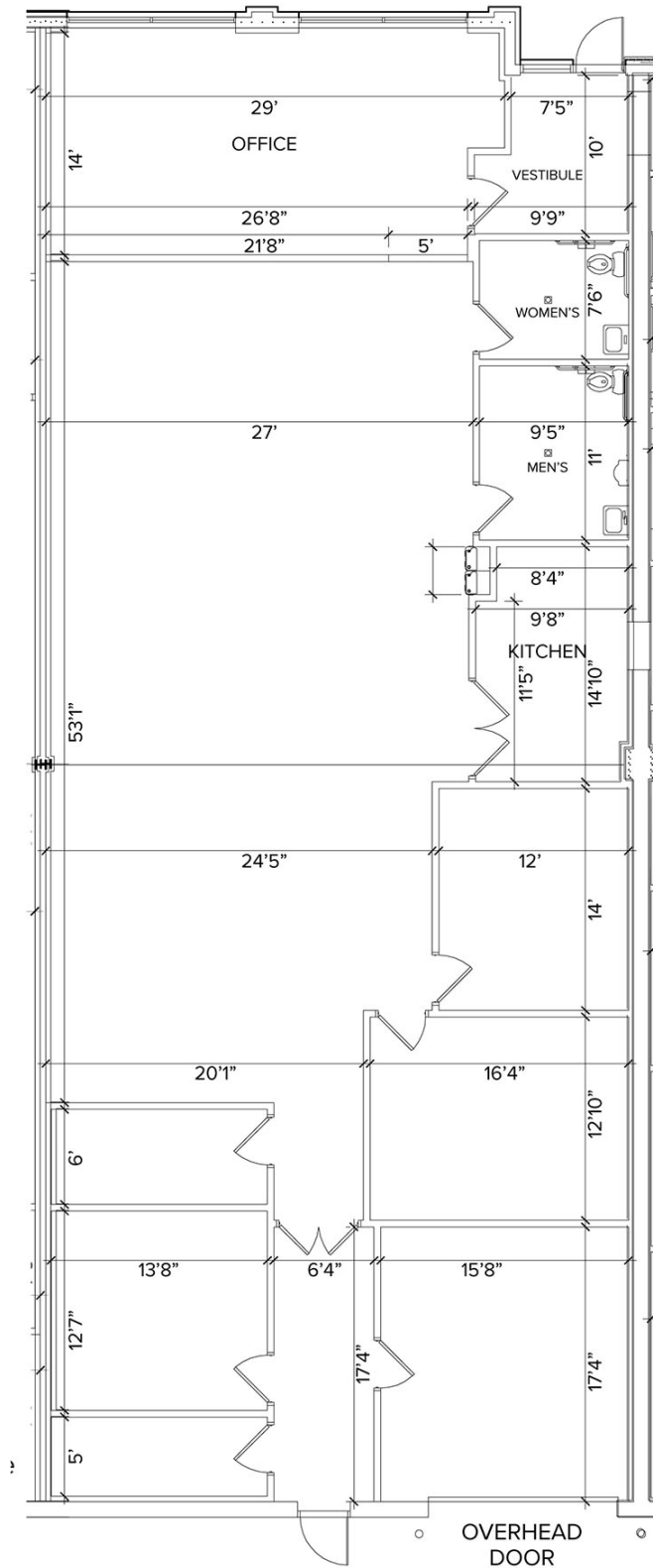
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Industrial For Lease

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Square Feet  
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## Floor Plan Unit 3



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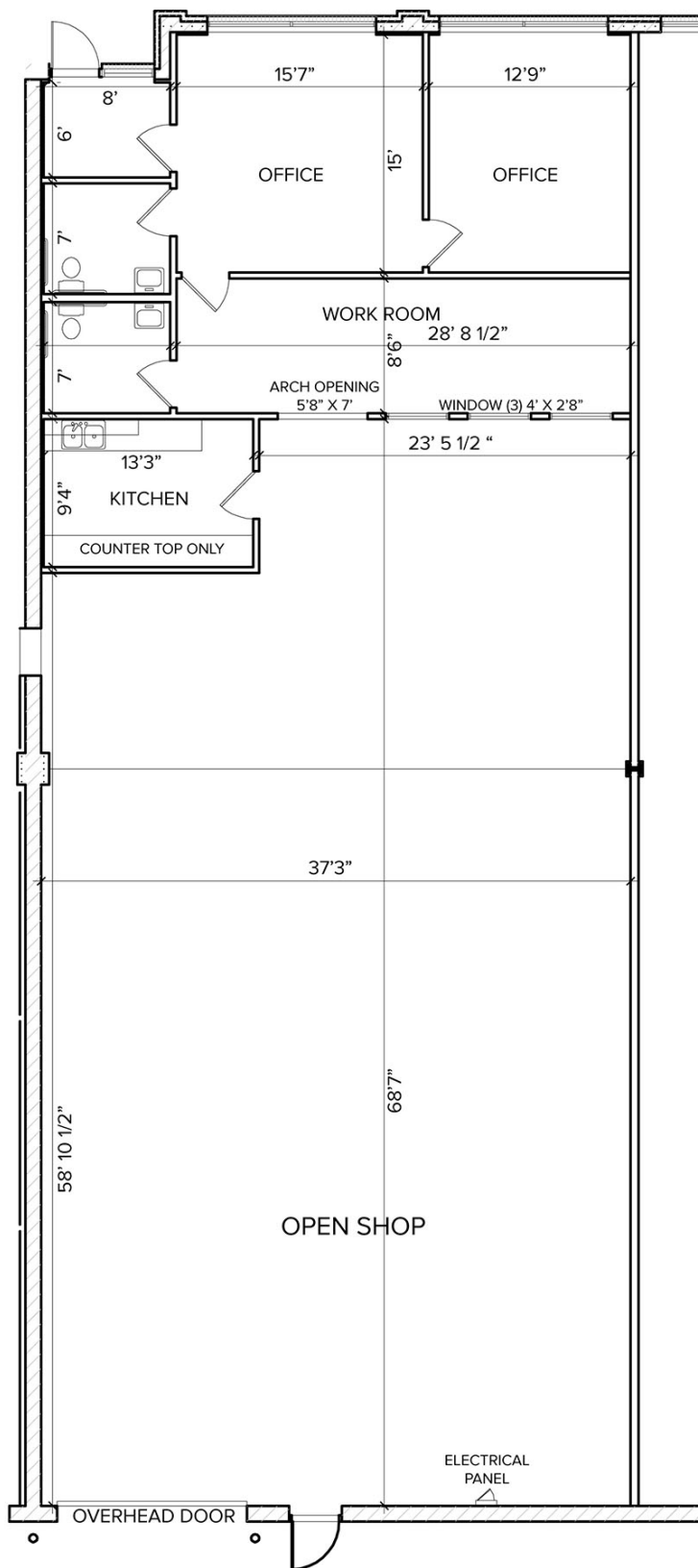
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## Floor Plan Unit 4



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Aerial



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