

INDUSTRIAL FOR LEASE

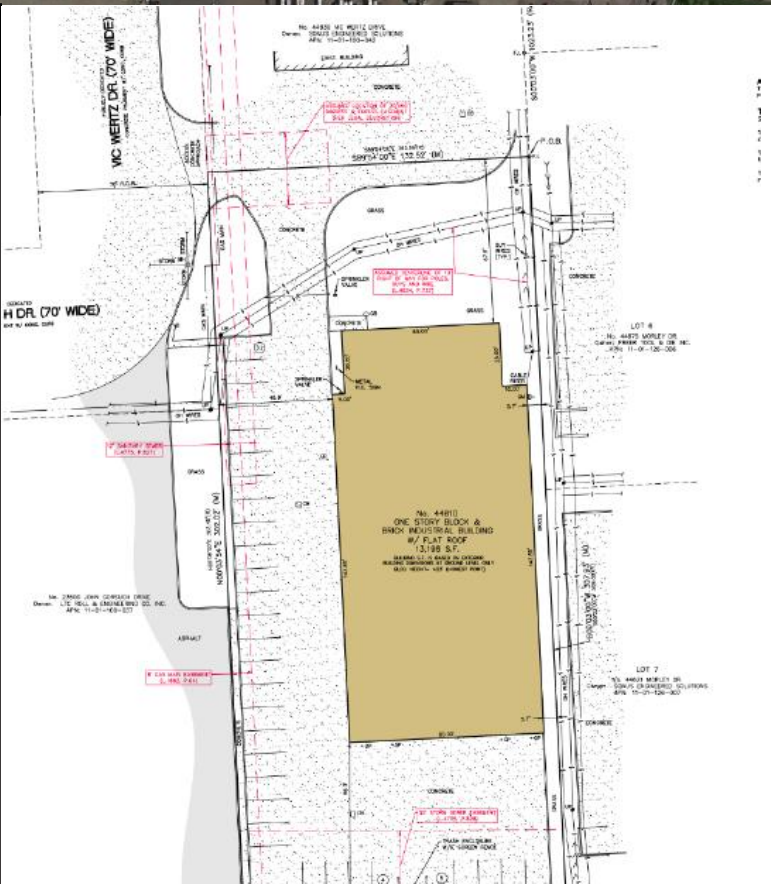


**44810 Vic Wertz Dr.
Clinton Twp, MI 48036**

FEATURES

- 13,194 SF Industrial building
- 11,520 SF of shop and 1,674 SF of office
- Occupancy: January 2026
- Clean corporate image facility
- 18' clear height
- 2 large overhead doors
- 1,000 AMPS / 480V 3 PHASE
- Lot size: 133' x 304' / 0.93 Acres
- This property has two shop restrooms and an executive restroom with shower
- Well located off of Hall Road (M-59), between Groesbeck and Gratiot

LEASE RATE: \$8.95 PSF NNN



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