

INDUSTRIAL PROPERTY // FOR LEASE

3,787 SF AVAILABLE AT MOUND INDUSTRIAL COMMONS

35400-35480 MOUND ROAD
STERLING HEIGHTS, MI 48310



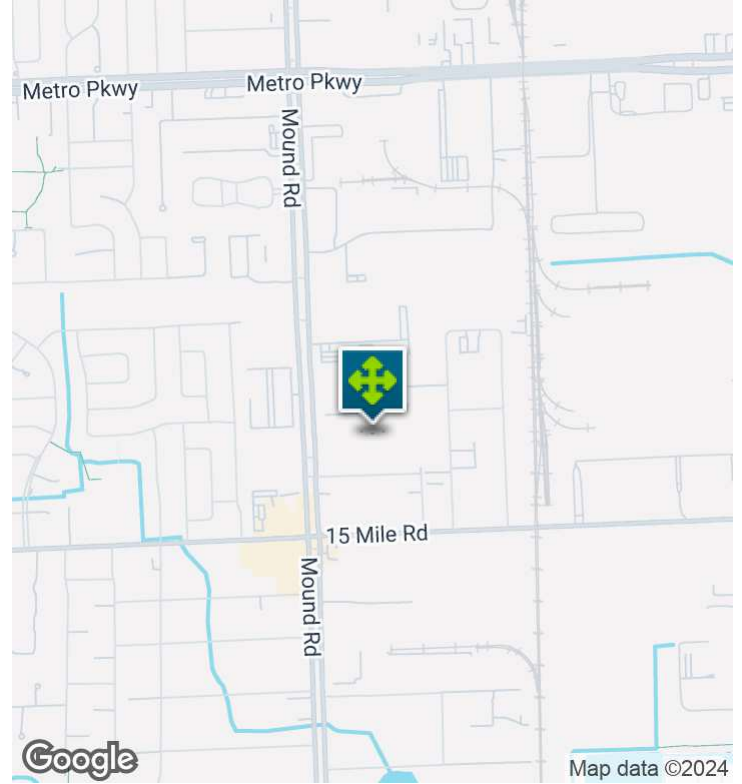
- 3,787 SF Industrial Space w/ 500 SF Office
- 12' x 14' Overhead Door
- 15' Clear
- 400 AMP | 220 Volt
- Former Machine Shop Space



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY



Lease Rate	\$3,234.72 PER MONTH (GROSS)
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OFFERING SUMMARY

Building Size:	87,500 SF
Available SF:	3,787 SF
Lot Size:	5.74 Acres
Number of Units:	1
Year Built:	1987
Renovated:	2015
Zoning:	Lt Industrial
Market:	Detroit
Submarket:	W of Van Dyke/Macomb
Traffic Count:	76,000

PROPERTY OVERVIEW

Come join a variety of tenants at the professionally managed/maintained Mound Industrial Commons! There is currently one 3,787 SF industrial space available for lease at 35434 Mound Rd that features a 3,287 SF shop and 500 SF office area: with a 12' x 14' overhead door, 15' clear, fluorescent lighting, and 400 AMP | 220-Volt | 3-phase power, and a 500 SF office w/air conditioning. Former use of this unit was a machine shop. Parking allocation is 5 spaces per unit. Ideal for light manufacturing or warehouse. Gross rate: Landlord pays taxes and insurance.

LOCATION OVERVIEW

Excellent location on Mound Road and 15 Mile, just minutes from Hall Road, I-75, and I-696. Neighbors include Chrysler Assembly and Stamping, GM Tech Center, Ford Transmissions, General Dynamics, and hundred of suppliers and service-related companies.

PROPERTY HIGHLIGHTS

- 3,787 SF Industrial Space w/ 500 SF Office
- 12' x 14' Overhead Door
- 15' Clear

Former Machine Shop Space

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INDUSTRIAL DETAILS

Property Type:	Industrial
Lease Rate:	\$3,234.72 per month (Gross)
Space Available:	3,787 SF
Shop SF:	3,287 SF
Office SF:	500 SF
Zoning:	Lt Industrial
Lot Size:	5.74 Acres
Fenced Yard:	No
Parking:	220 total (5 per unit)
Year Built / Renovated:	1987 / 2019
Construction Type:	Block / Steel
Clear Height:	15'
Overhead Doors:	One (1) 12' x 14'
Truckwells/Docks:	No
Cranes:	No
Column Spacing:	25'
Power:	400 AMP 220 Volt 3 Phase
Buss Duct:	No
Air Conditioning:	Office Only
Heat Type:	Gas Unit
Lighting:	Fluorescent
Sprinklers:	No
Floor Drains:	No
Taxes:	Landlord Pays



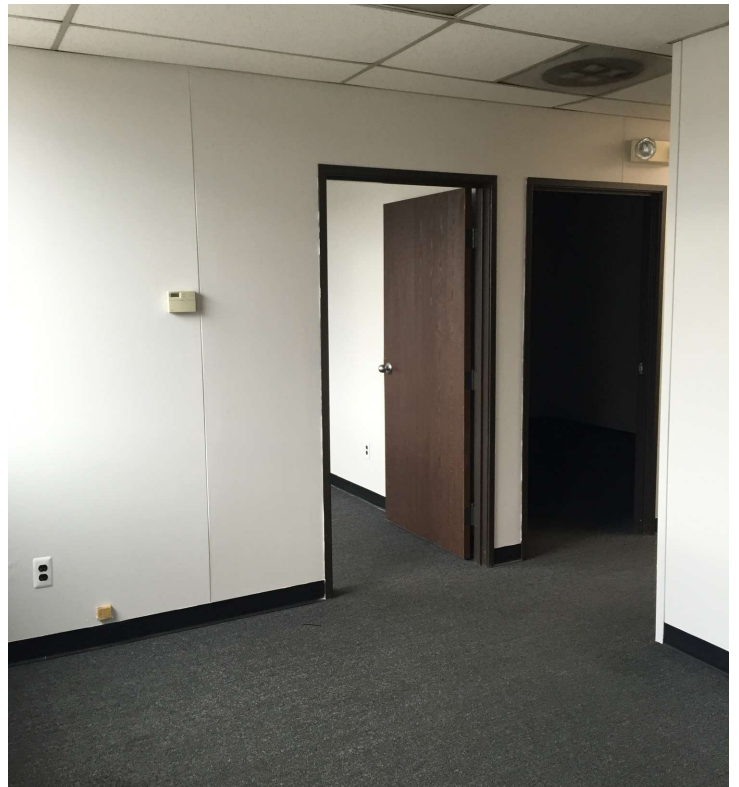
P.A. COMMERCIAL
Corporate & Investment Real Estate

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ADDITIONAL PHOTOS



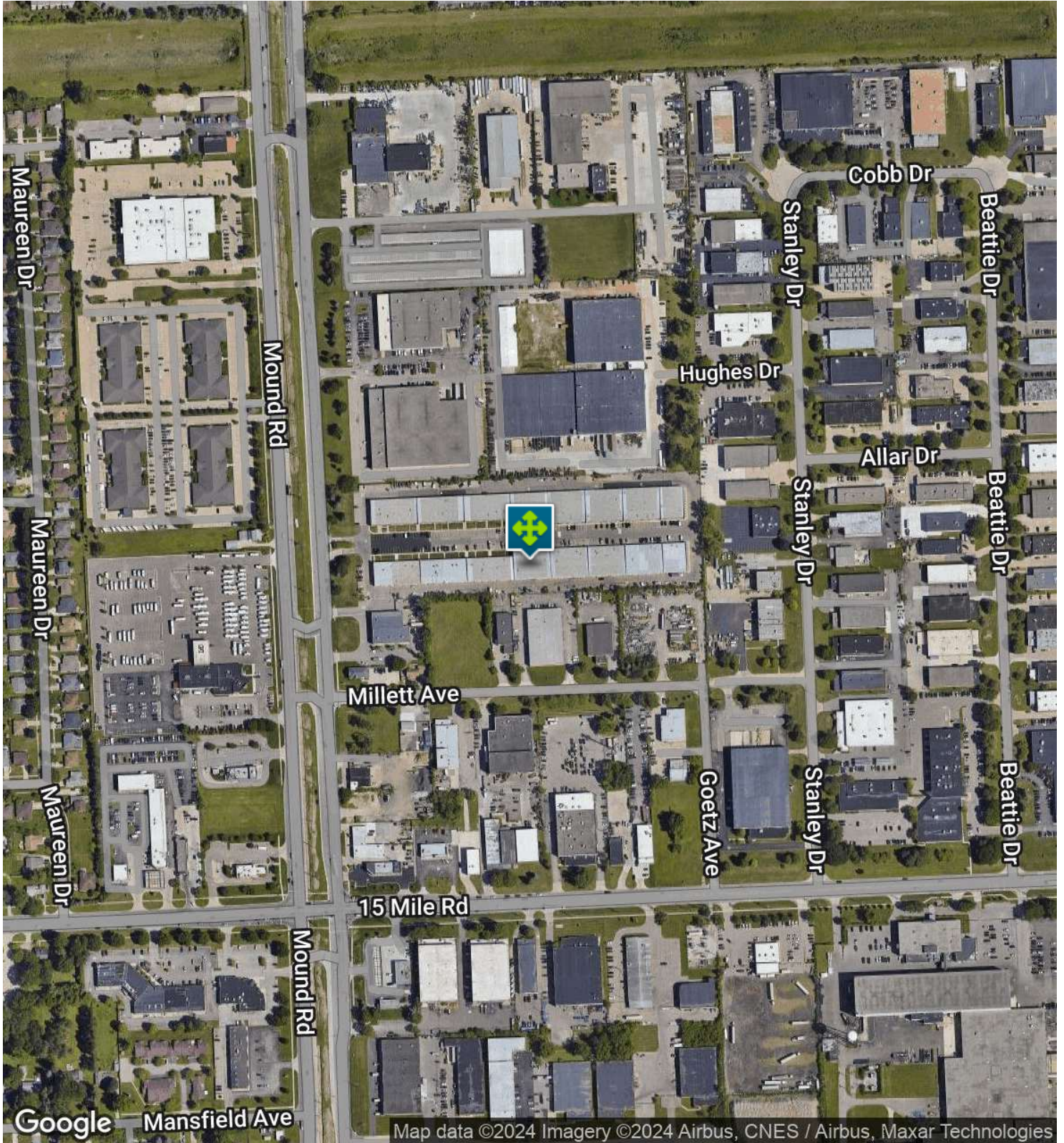
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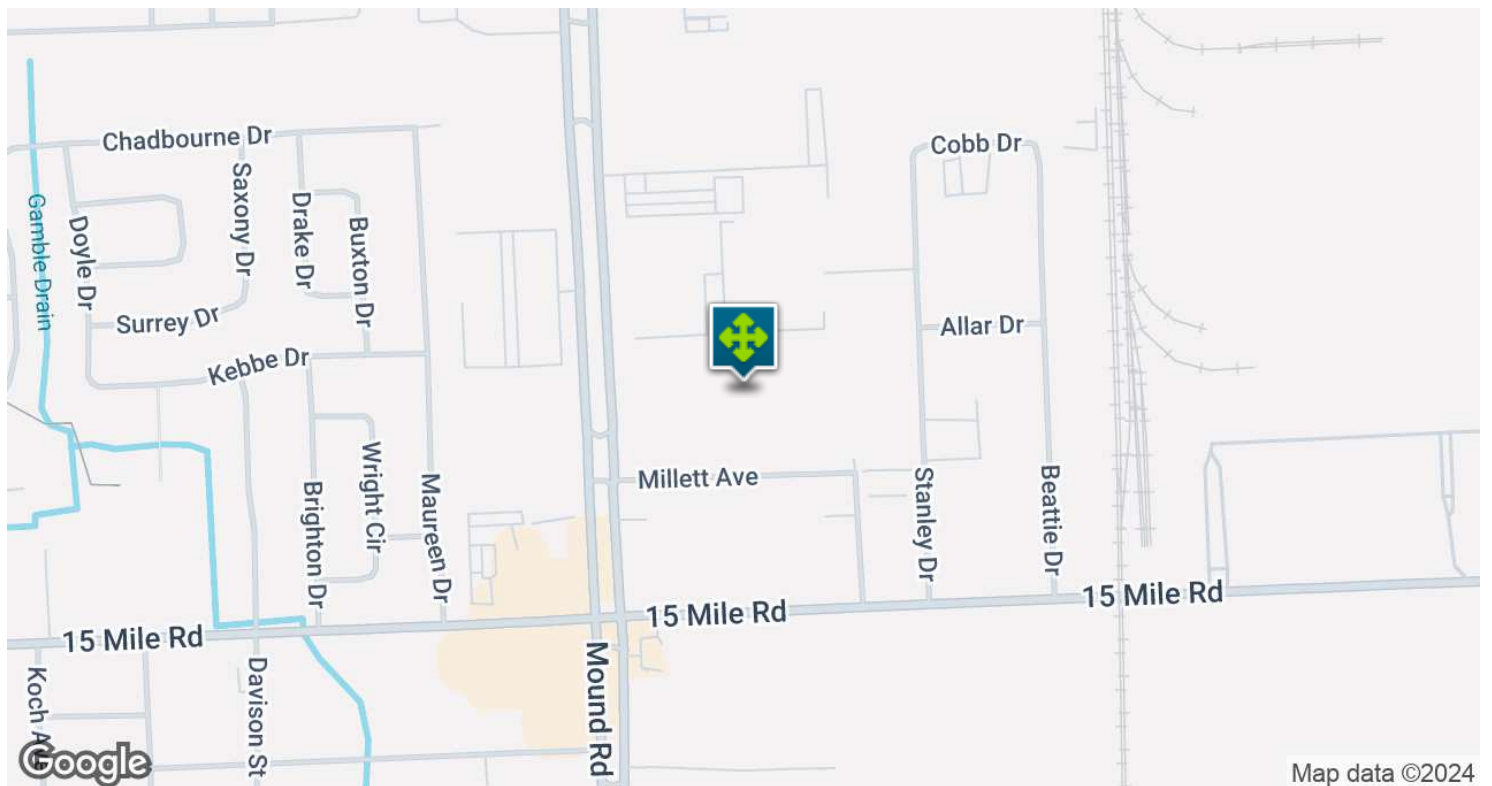
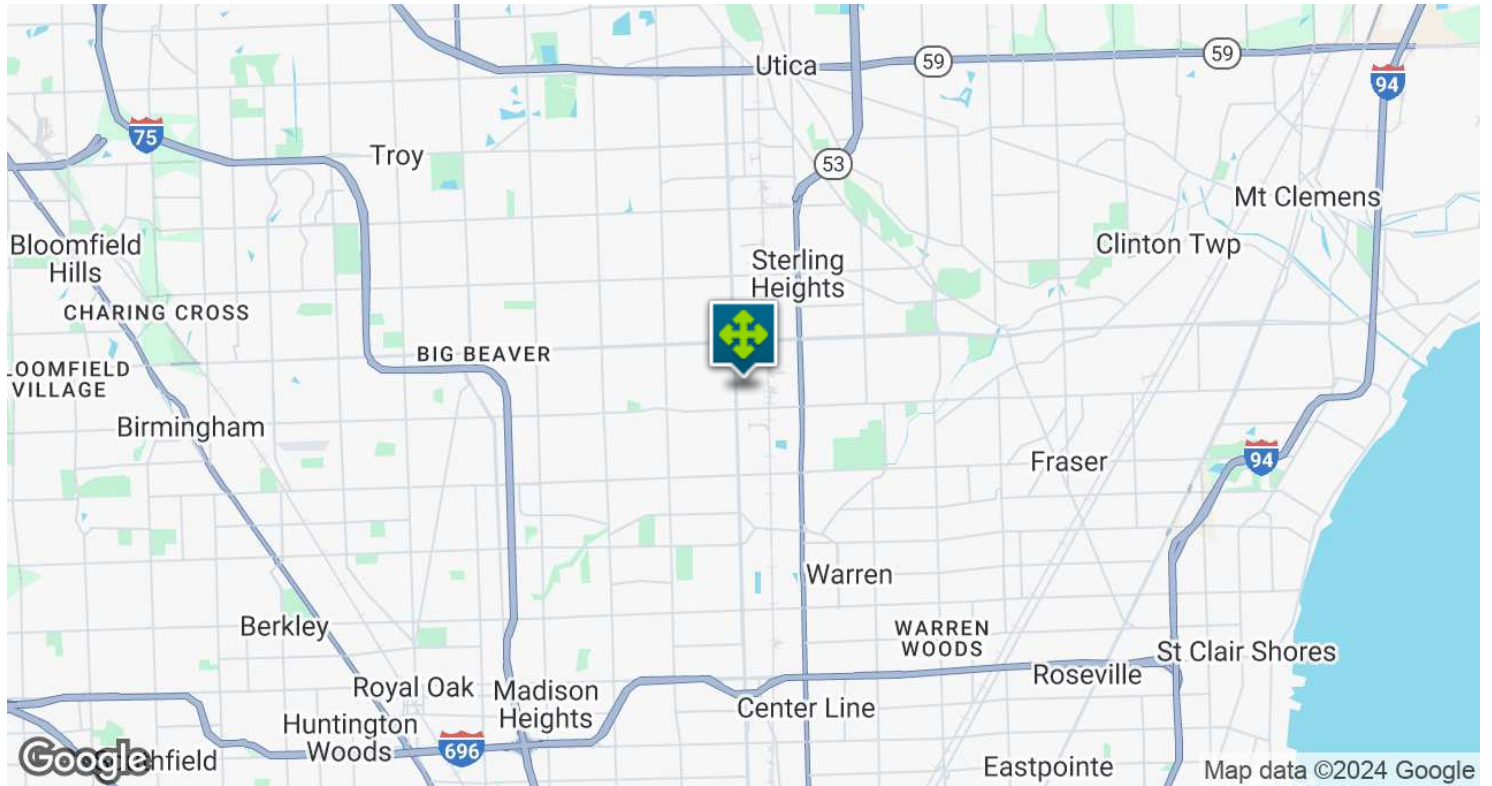
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AERIAL MAP



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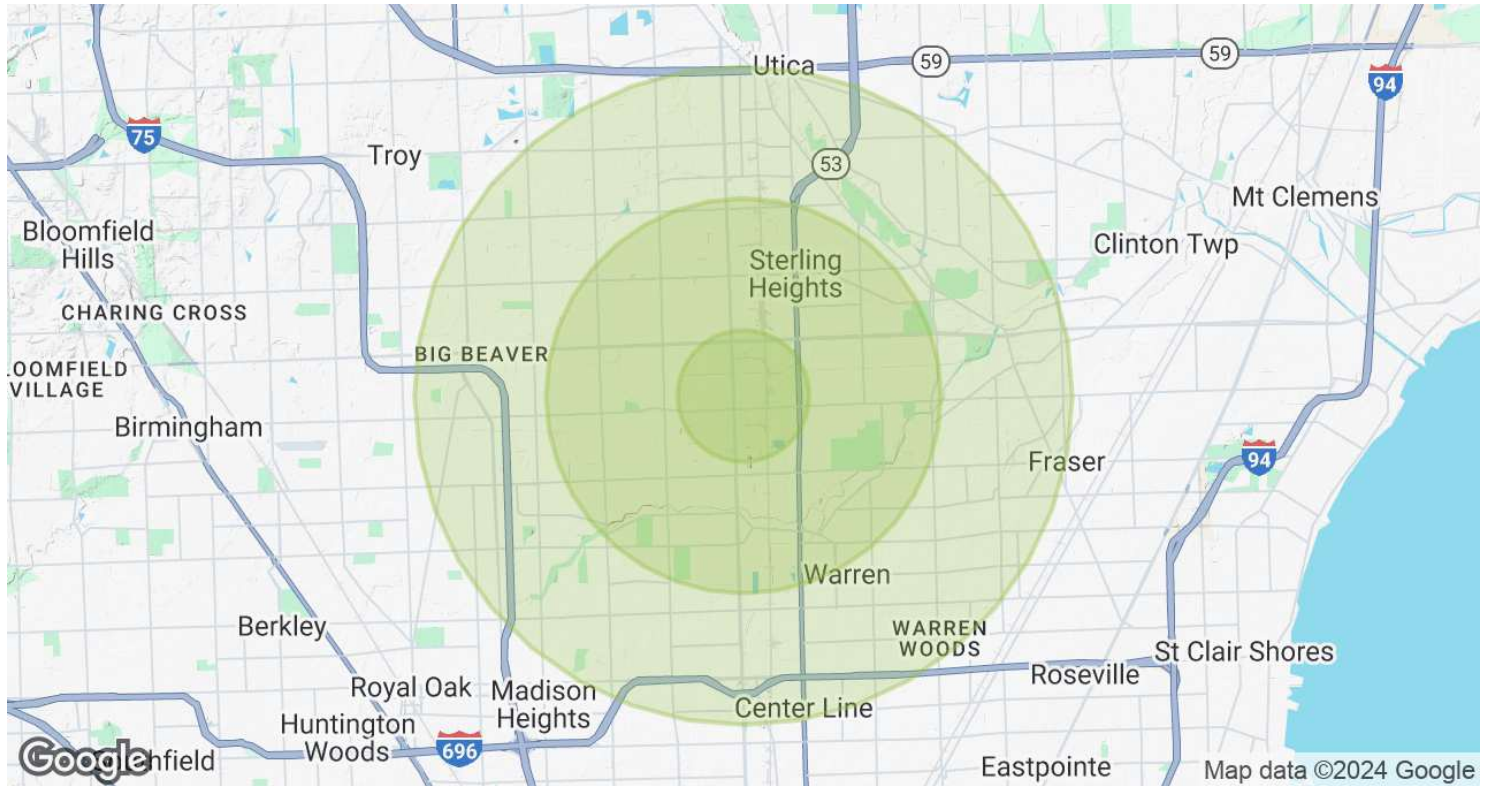
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,798	102,395	269,765
Average Age	41	43	43
Average Age (Male)	40	41	41
Average Age (Female)	42	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,420	38,781	107,006
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$82,074	\$89,635	\$96,345
Average House Value	\$265,523	\$266,573	\$263,275

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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