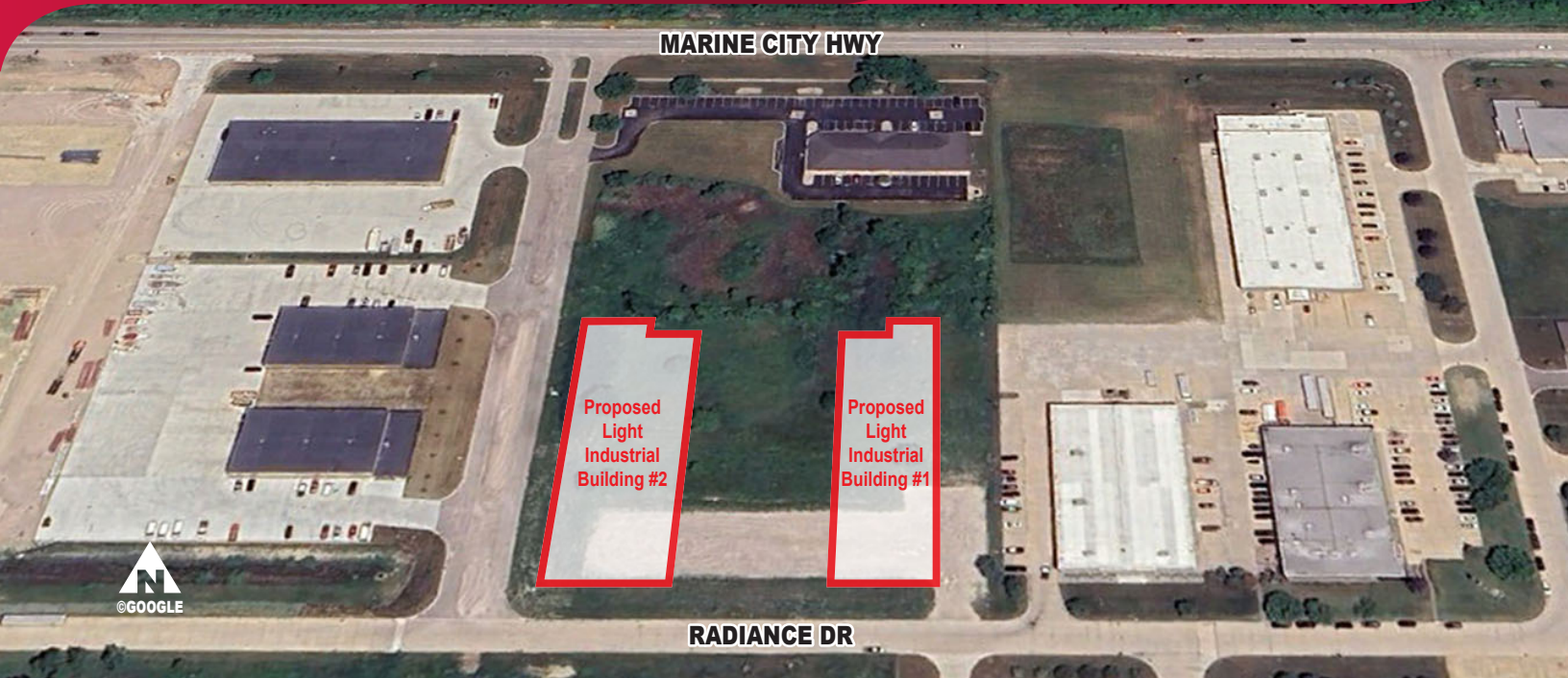


# FOR LEASE

ANDREWS CORPORATE PARK  
BUILDING 1, IRA TWP., MICHIGAN 48023



## PROPERTY FEATURES

- 25,533 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

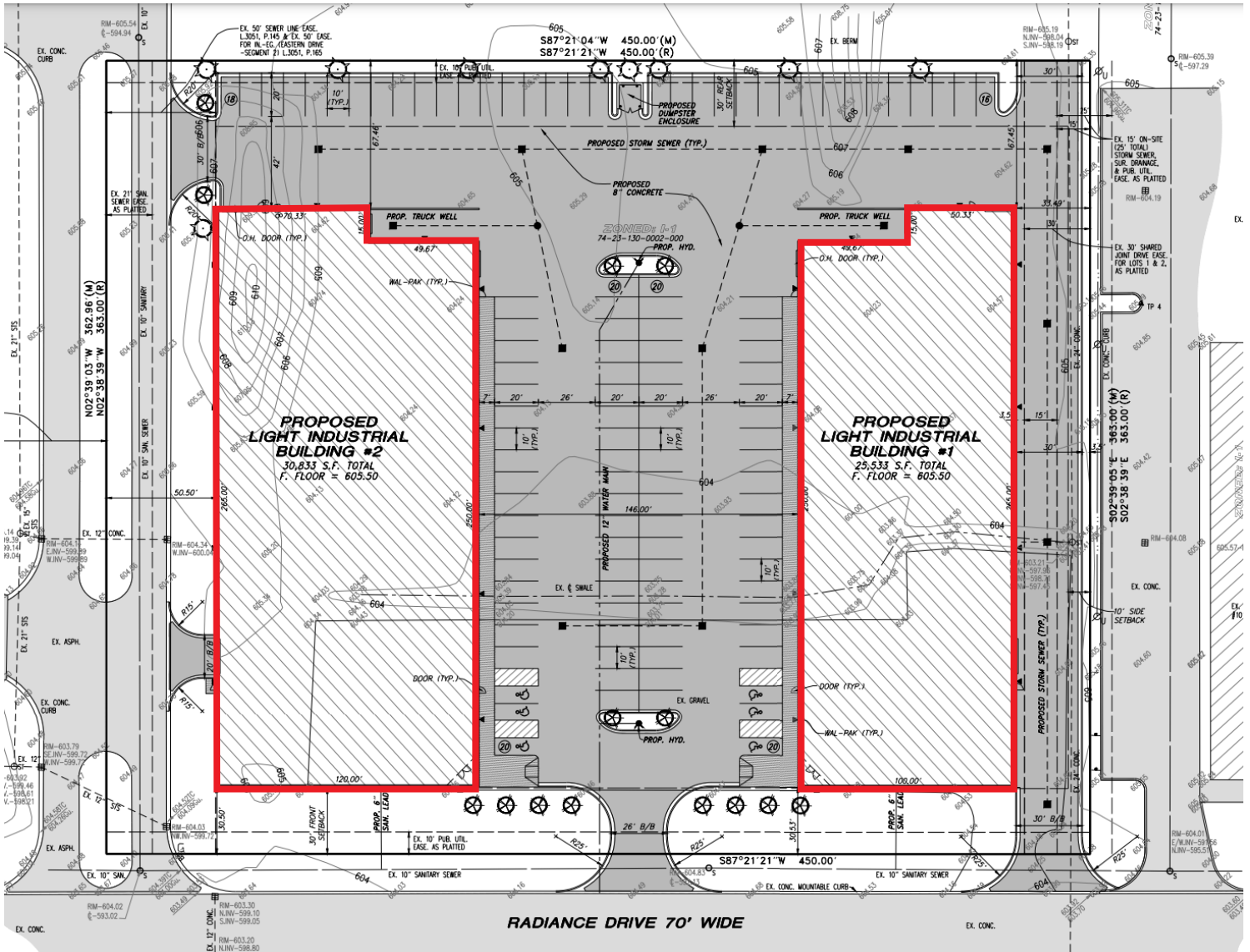
Giancarlo Pinterpe  
giancarlo.pinterpe@lee-associates.com  
(248) 567-8003

Adriano Docaj  
adriano.docaj@lee-associates.com  
(248) 567-8010

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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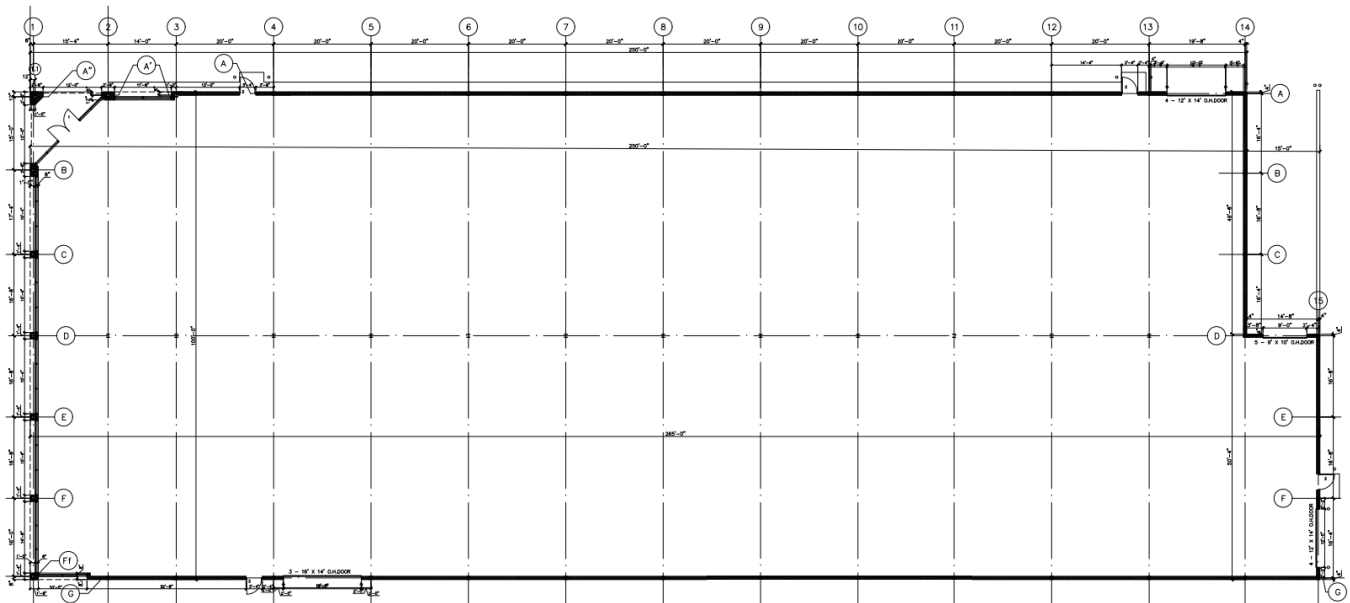
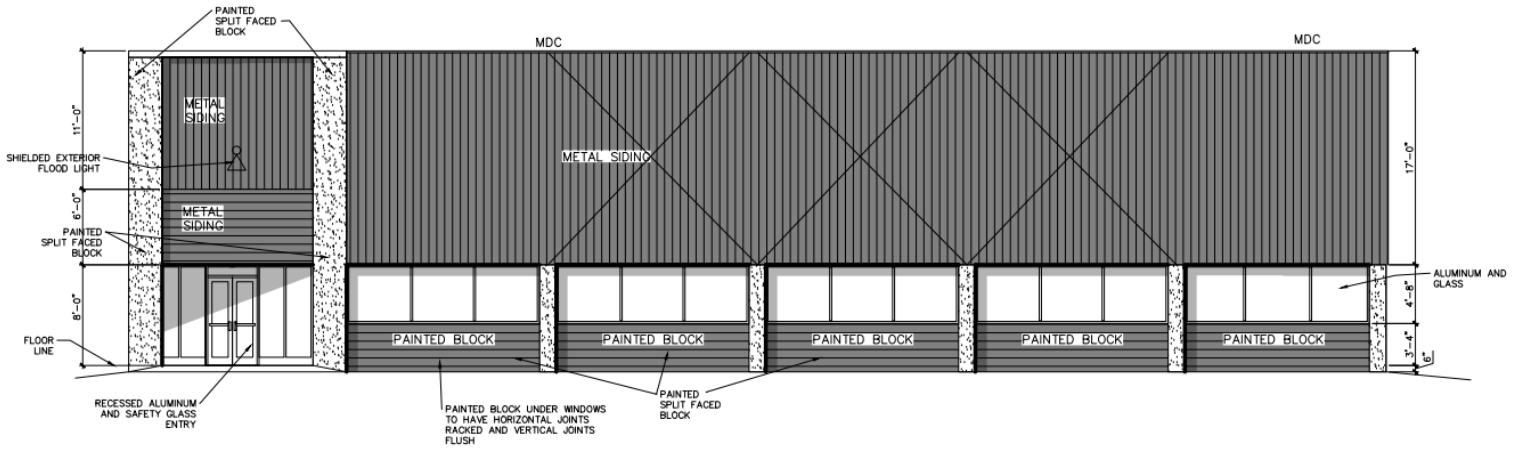
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## Building 1

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



**Property Type:** Industrial  
**Available SF:** 25,533  
**Land Size (Acres):** 3.75  
**Market:** SE Michigan  
**County:** St. Clair

#### Availability Details

|                      |        |                           |                            |
|----------------------|--------|---------------------------|----------------------------|
| <b>Available SF:</b> | 25,533 | <b>Transaction Type:</b>  | Lease                      |
| <b>Building SF:</b>  | 25,533 | <b>Asking Lease Rate:</b> | Contact Broker for Pricing |

#### Comments

**Availability Comments:** Proposed for 2025, this new 25,533 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> | Under Constrction | <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> | 50'0"      | <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>      | 53 | <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>           |