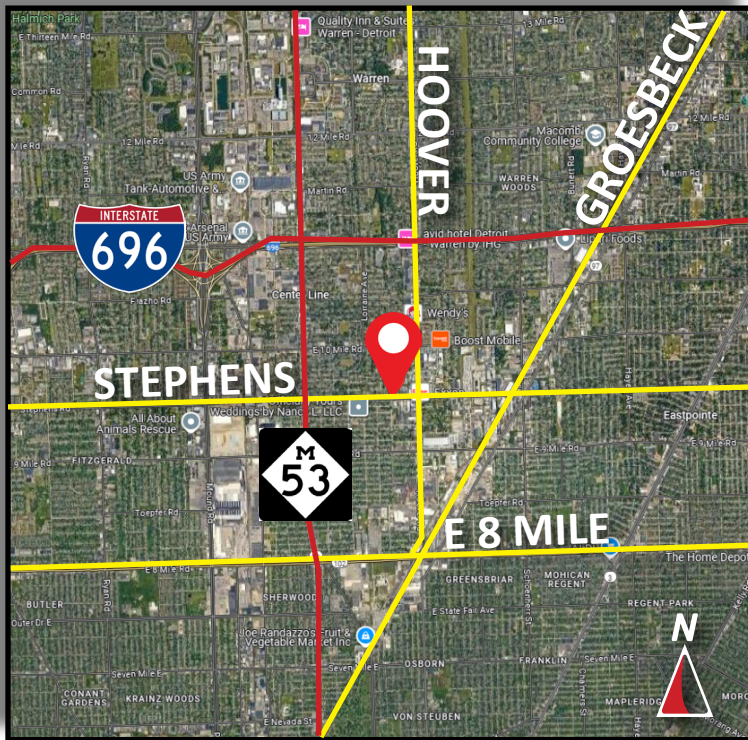




# FOR SALE/LEASE

11355 Stephens Road  
Warren, Michigan 48089  
25,150 Square Feet



- Corporate image office building for sale
- Ample parking lot with private gated entrance
- Monument signage available
- Open office floor plan with private offices on the perimeter
- Includes approximately 5,000 square feet of premium lower level space
- Three (3) floors with elevator
- Quick access to I-696, Mound, Van Dyke and Grosebeck Highway
- Sale price: \$1,190,000.00 / \$47.32 PSF
- Lease Rate: \$7.50 / PSF NNN

**Burger & Company**

**Joe Pellerito**  
Senior Associate  
Cell: 248.417.8246  
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**Victor Burger**  
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248.536.2888  
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38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

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## BUILDING SPECIFICATIONS

<b>Location</b>	W. of Hoover & Stephens	<b>Total Building Square Feet</b>	25,150 SF
<b>Parcel</b>	12-13-27-276-015	<b>Square Feet Available</b>	25,150 SF
<b>County</b>	Macomb	<b>Zoning</b>	Multi Zoned M-2 & P
<b>Lot Size</b>	1.70 Acres	<b>Year Built</b>	1965/Renovated 2014

<b>Lighting</b>	Fluorescent	<b>Restrooms</b>	Yes on all floors
<b>Parking</b>	Ample	<b>Signage</b>	Monument Sign Available
<b>Floors</b>	Three (3)/with Elevator	<b>Property Taxes</b>	\$17,545.82 (2024)

### Description

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<b>Sale Price</b>	\$1,190,000.00 (\$47.32PSF)
<b>Lease Rate</b>	\$7.50 / PSF NNN
<b>Availability</b>	Immediate Occupancy



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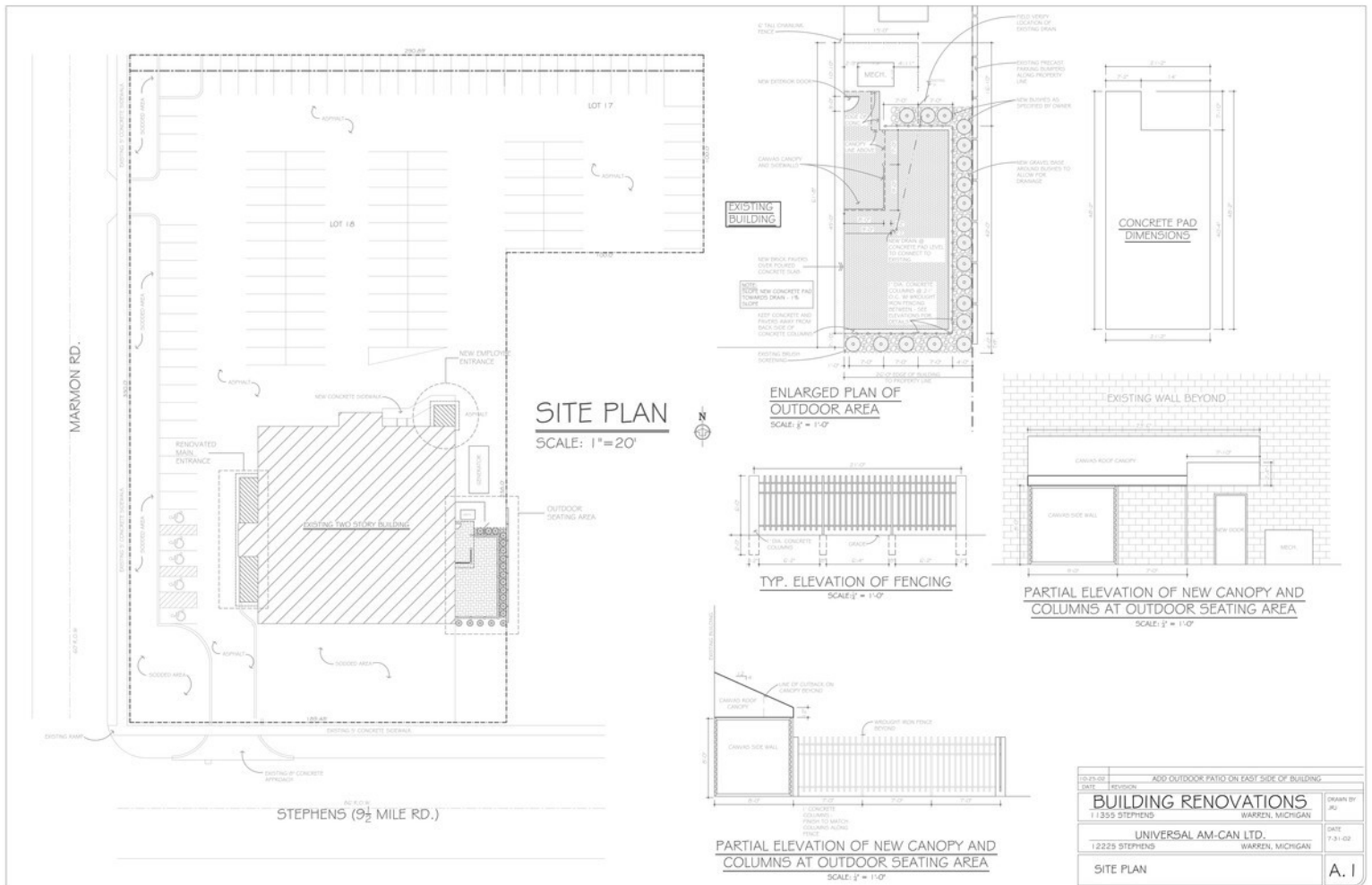
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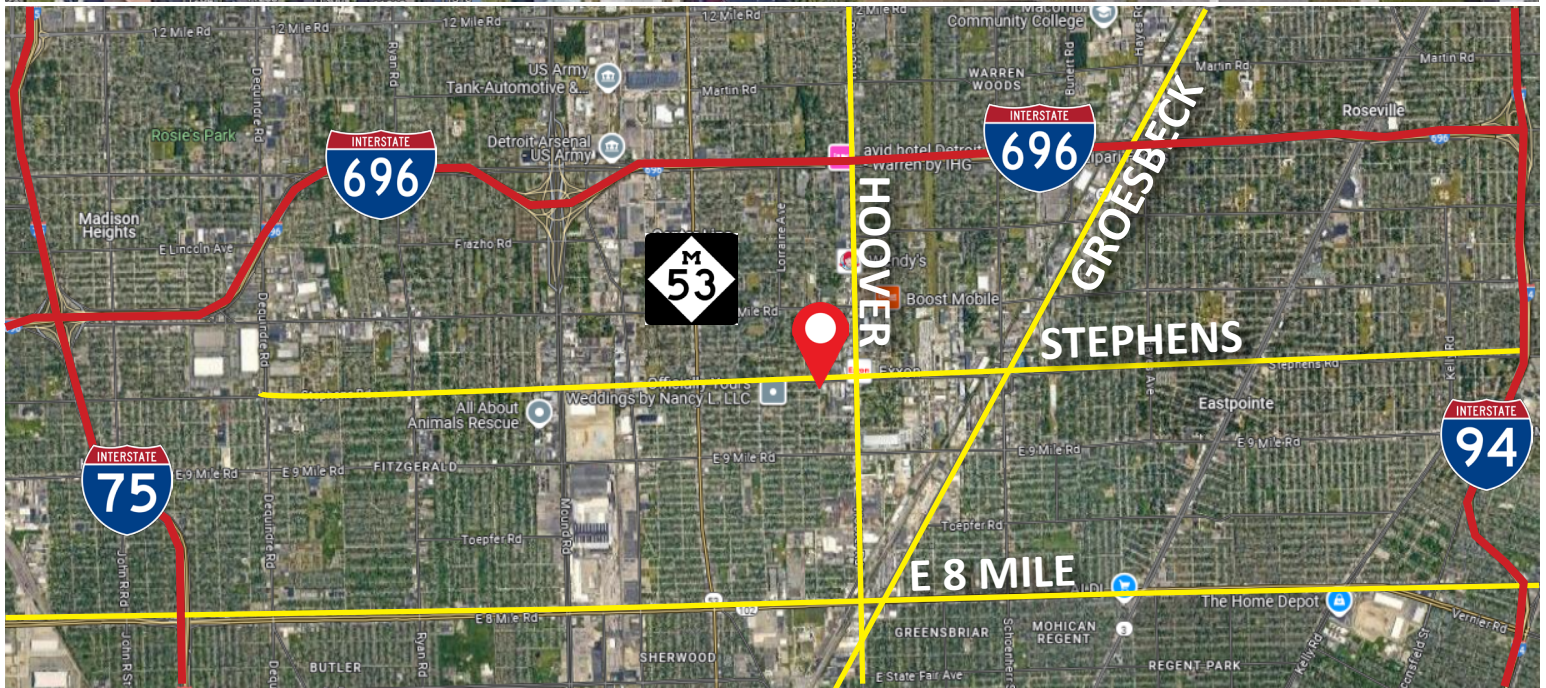
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