

FOR SALE OR LEASE

40485-40525 MOUND ROAD BUILDING #2
STERLING HEIGHTS, MICHIGAN



PROPERTY FEATURES

- 2,700 SF/10,800 SF Available for Lease (Units Can Be Combined)
- 2,700 SF/10,800 SF Now Available for Sale (Call Broker for Pricing)
- 16' Clear
- Office to Suit
- 90-Day Occupancy
- Frontage and Easy Access to Mound Rd.
- Many Possible Commercial/Industrial Uses
- \$10/SF NNN Year 1,
\$12/SF NNN Year 2,
\$14.50/SF NNN Year 3,
Followed by 4% Annual Increases
Subject to a 5+ Year Lease Term



FOR DETAILS CONTACT

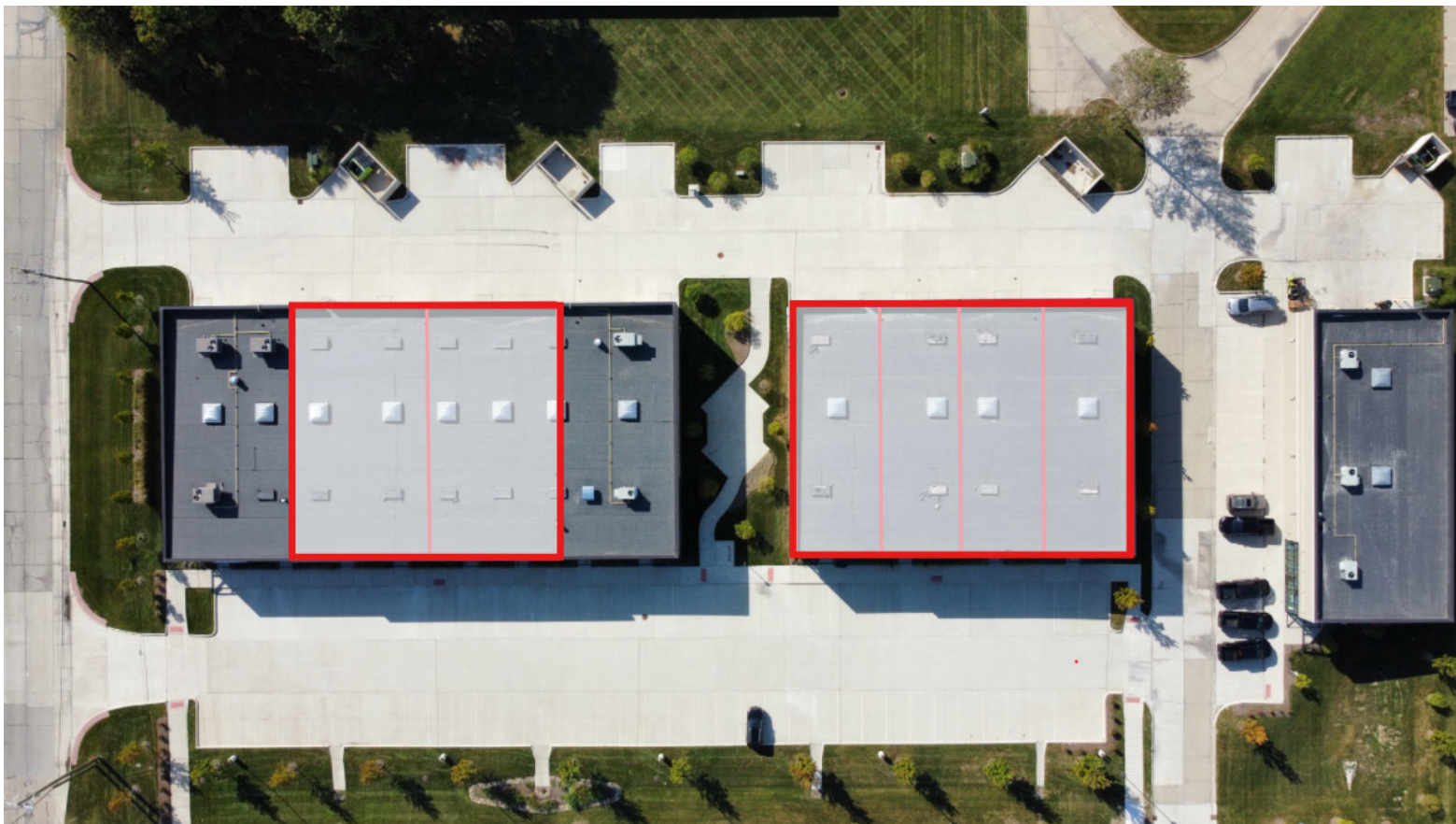
Giancarlo Pinterpe
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, 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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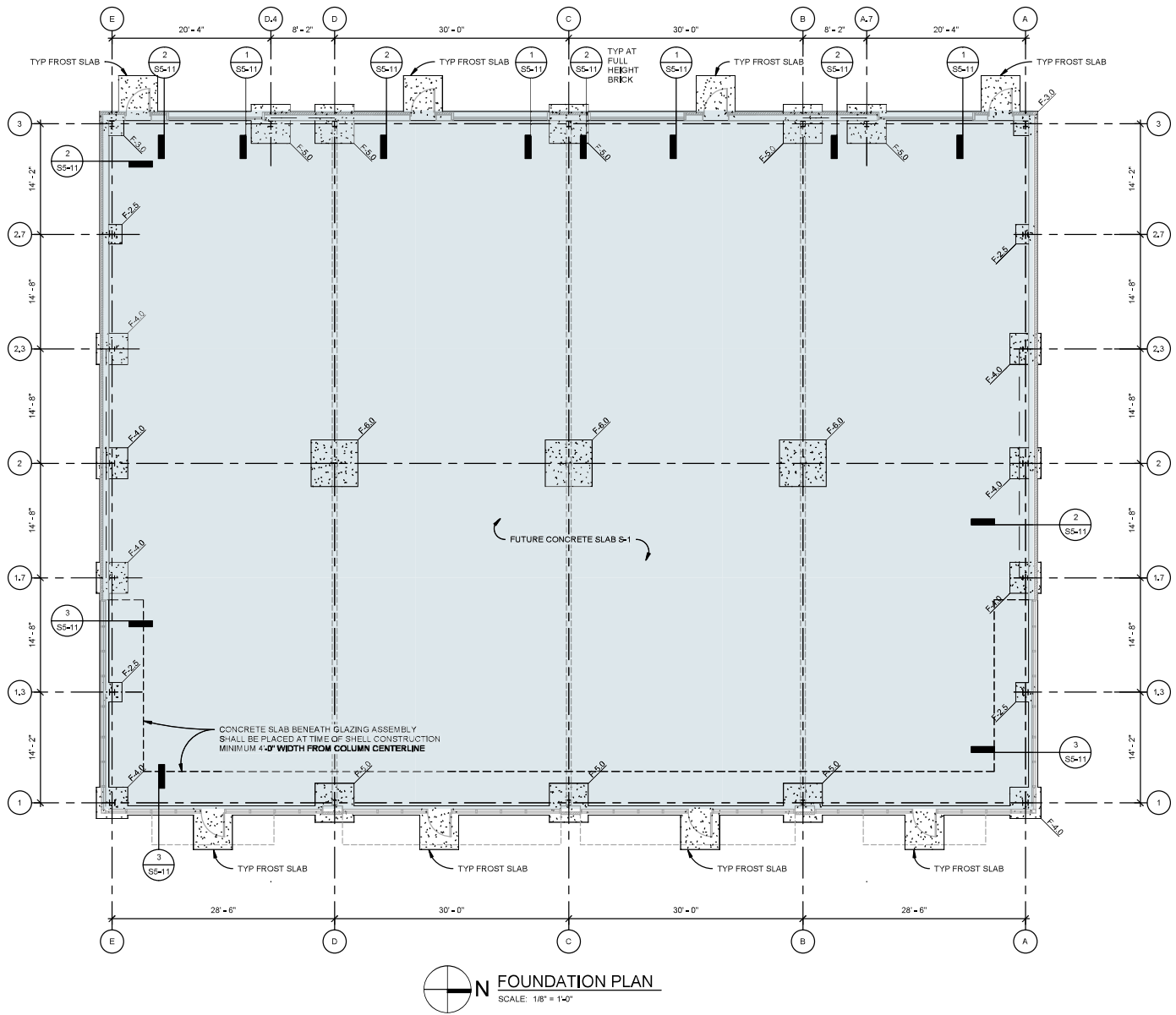
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**40485-40525 Mound Road, Building #2
Sterling Heights, MI 48310**



Property Type: Industrial
Available SF: 10,800
Land Size (Acres): 3.02
Market: SE Michigan
Submarket: Macomb
County: Macomb

Availability Details

Available SF:	10,800	Transaction Type:	Sale/Lease
Office SF:	Office To Suit	Asking Sale Price:	Contact Broker for Pricing
		Asking Lease Rate:	\$10.00 PSF NNN First Year Terms apply

Comments

Availability Comments:

Building & Construction Details

Construction Status: Existing	Year Built: 2022	Heating Type: Office - Forced Air / Shop Radiant Tube
Building Class:	Year Refurbished:	Floor Type: Reinforced Concrete 6"
Spec/BTS:	Floors: 1	Lighting: LED
Primary Use: Retail/Commercial/Industrial	Multi-Tenant: Yes	Security:
Secondary Use: Office	Construction Type: Brick	
Flex: No		
# of Buildings: 1		
Elevator Comments:		

Clearance, Dock & Door

Ceiling Height: 16'	# GL/DID: One Per Unit	# Int. Docks:
Bay/Column Size(WxD):	GL/DID Dim.(HxW): 12x14	# Int. Levelers:
Column Spacing: 30	# DH/Truck-Level Doors:	# Ext. Docks:
	# Rail Doors:	# Ext. Levelers:
	Total Doors:	Cross-docked: No
Loading & Door Comments:		

Parking

# Spaces:	# Covered Spaces:	# Uncovered Spaces:
Parking Ratio:	Monthly Rate:	Monthly Rate (\$):
Parking Comments: 6-10 Spaces Per Unit		

Site

Land Size (Acres): 3.02	Lot Dimensions (LxW):	Zoning: M-1
Land SF:	Floodplain:	Site Condition/Quality:
Land Usable Acres:	Density:	Topography:
Land Usable SF:	Permitted FAR:	Site Shape:
Max Contiguous SF:	Development Capacity:	Access:
Max Contiguous Acres:	Yard Type:	Visibility:
Permitted SF:	Yard SF:	Frontage:
Buildable SF:		

Additional Site/Parcel Information Comments: Parcel Identification Number: 10-17-226-048

Frontage Traffic Count Comments:

Utilities

Gas: Natural	Power:	Phone:
Water: City	Amps:	Cable:
Sewer: City	Volts:	Broadband:
	Phase:	Broadband Supplier:
	Power Supplier: DTE Energy	

Utilities Comments: Power Amps, Volts, Phase are based on tenant requirements

Contacts for this Availability

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Giancarlo Pinterpe	248.567.8003	giancarlo.pinterpe@lee-associates.com
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