

# 35370 Union Lake Road

*Harrison Twp, MI*

- 4,480 Sq. Ft. For Lease
- Recently Renovated Property
- Conveniently Located Directly Off of I-94
- Excellent Parking
- Aggressive Lease Rates
- Professionally Managed

## INDUSTRIAL BUILDING FOR LEASE



3,750 SF of Factory



730 SF of Office



12'x14' Grade Level Door



### FOR MORE INFORMATION:

Joe DePonio III, SIOR  
Senior Vice President  
248.637.3513  
jdeponio@LMCap.com

Jason Capitani, SIOR, CCIM  
Managing Partner  
248.637.7684  
jcapitani@LMCap.com



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

248.637.9700 | [LMCap.com](http://LMCap.com)

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## Industrial Property Details:

### Details:

<b>Total SF:</b>	49,280 SF
<b>Available SF:</b>	4,480 SF
<b>Office SF:</b>	730 SF
<b>Factory SF:</b>	3,750 SF
<b>Zoning:</b>	M-1
<b>Intersection:</b>	Shook Road & I-94
<b>X-Way Distance:</b>	Directly off I-94
<b>Parking:</b>	10 Spaces
<b>Year Built:</b>	1987
<b>Year Renovated:</b>	2025
<b>Occupancy:</b>	Immediate

### Interior:

<b>Ceiling Height:</b>	18'
<b>Bay Size:</b>	55'
<b>Restrooms:</b>	2
<b>Power:</b>	Primary
<b>Power Details:</b>	208V/240V   400 Amps
<b>Lighting:</b>	LED
<b>Grade Door:</b>	12'x14'
<b>Heating:</b>	Radiant
<b>A/C:</b>	Office Only
<b>Sprinklered:</b>	100%
<b>Floor Drains:</b>	Yes

### Economic:

<b>Lease/SF:</b>	\$10.00
<b>Lease/Month:</b>	\$3,733.33
<b>Lease Terms:</b>	Gross

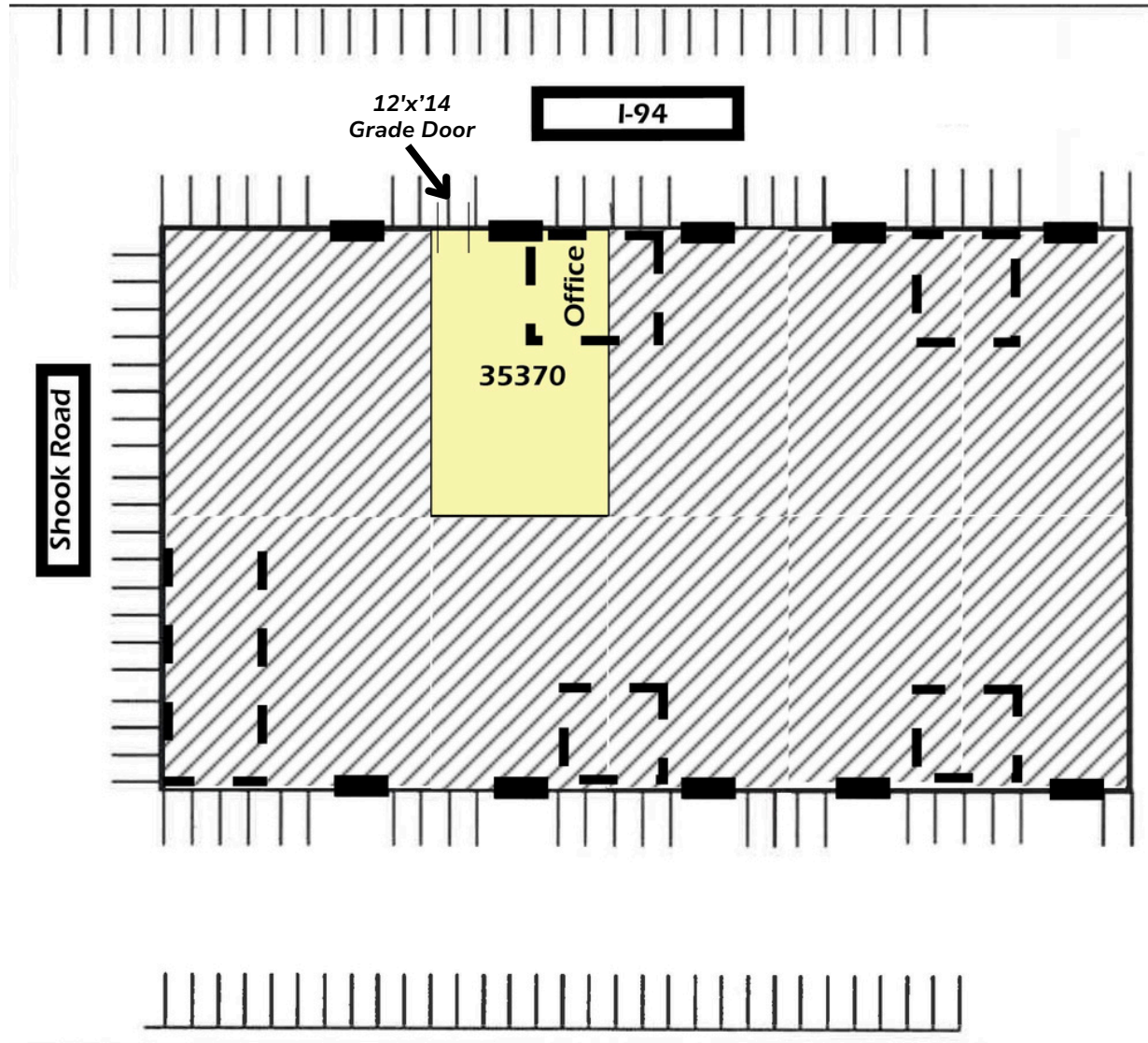
**Notes:** Contains large finished mezzanine not included in the total square footage. Excellent Landlord. Professionally Managed Property.

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## Site Plan



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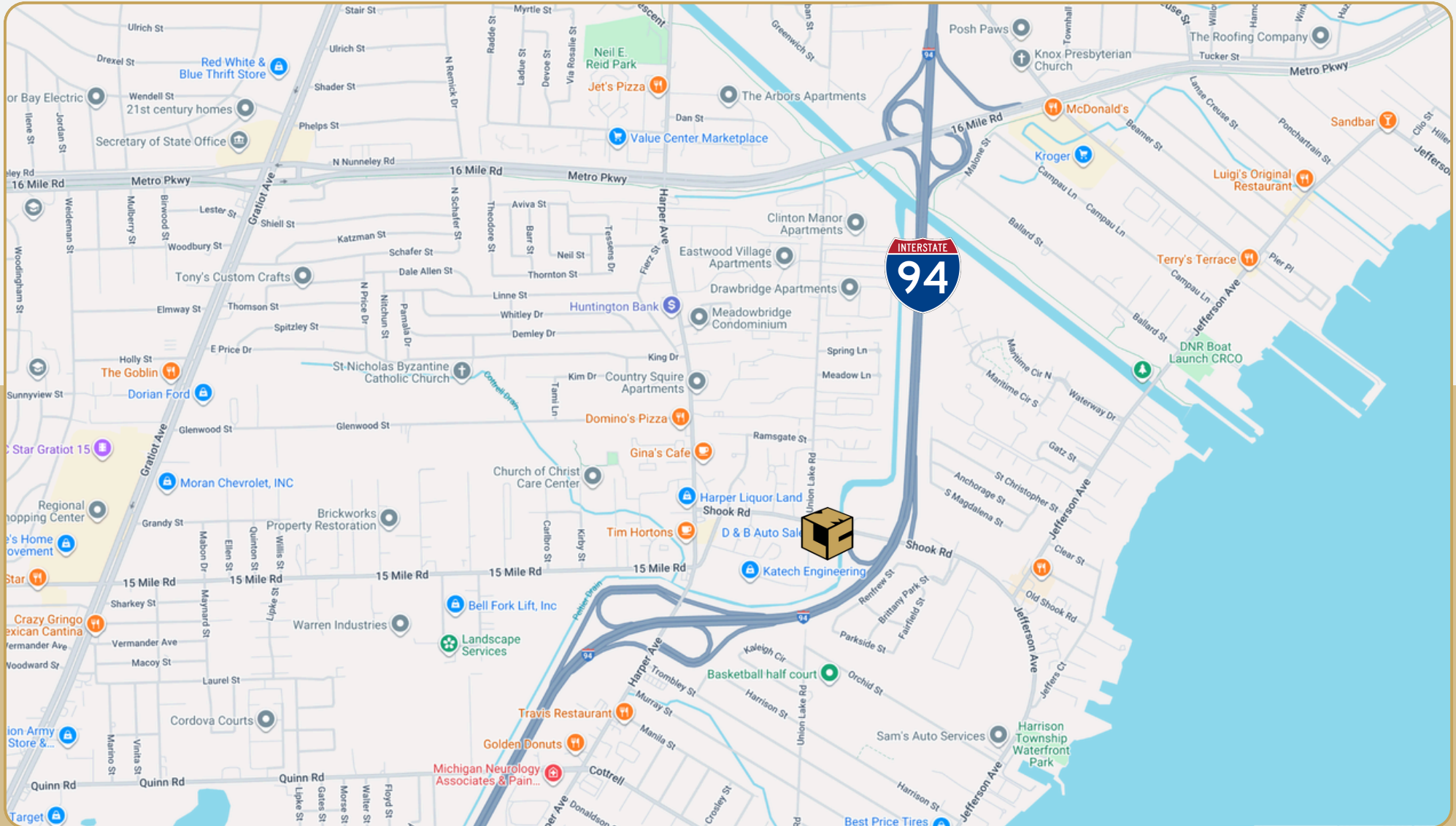
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