

BUILD TO SUIT

SIMONE INDUSTRIAL DRIVE
SHELBY TWP., MICHIGAN

UNDER CONSTRUCTION OCCUPANCY 2026/2027



Similar Elevations

PROPERTY FEATURES

- 25,420 - 41,120 SF, or 57,120 SF Total
- Office to Suit - 2 Story Capabilities
- 28' Clear Height
- 20-Ton Cranes Possible
- Tax Abatement Available For Qualified Tenants
- Outside Storage Possible
- Extra Room for Parking / Trailer Staging

FOR DETAILS CONTACT

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

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



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BUILD TO SUIT

SIMONE INDUSTRIAL DRIVE
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PROPERTY TYPE:	Industrial
TOTAL SF:	25,420-57,120
LAND (AC):	5.27
ZONING:	Light Manufacturing
PARCEL ID:	23-07-16-376-018
YEAR BUILT:	2024/2025
CEILING HEIGHT:	28'
GRADE LEVEL DOORS:	2 - 12'x14'
POWER:	Phase 3
TOTAL DOORS:	4
TRUCK-LEVEL DOORS:	2
CRANES:	Possible
GAS/WATER/SEWER:	Natural/City/City

PROPERTY PRICING

TRANSACTION TYPE:	Lease
ASKING LEASE RATE:	Contact Broker

New Industrial building proposed to be built in 2026/2027. This site can accommodate up to 57,120 SF, which has been approved by the Township. Possible option to purchase after expiration of initial lease term.

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