



FOR LEASE

36177 Mound Rd

Sterling Heights, MI



Property Highlights

- 6,036 square feet
- Main road exposure with signage rights
- Parking for 25+ vehicles
- Several private offices with open floor plan as well
- Motivated Landlord

For information, please contact:

Chris Dowell

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INDUSTRIAL – Lease

36177 Mound Road
Sterling Heights, MI



Total Building Size:	23,557
Total Available:	6,036
Age:	2003
Factory:	
Office:	6,036
Minimum Divisible:	6,036
Zoned:	C-3
Lease Rate:	\$8.45/sf NNN
Monthly Lease Rate:	\$4,250
Taxes:	\$1.43/sf

Property Details

Acreage:		Power:	
Frontage:		Buss:	
Depth:		Lights:	Fluorescent
Parking:	25+	Truckwell:	
Expandable:		Grade Door:	Possible
Storage:		Heating:	Roof top
Clearance:		A/C:	100%
Bay Size:		Sprinklered:	Yes
Lavatories:	2	Airlines:	
Crane:		Compressor:	
Underhook:		Floordrains:	

Additional Information:

Main road (Mound) exposure. Immediate occupancy. Convenient parking at front door for employees and guests. Signage available. Several private offices with open floor plan as well. Attached floor plan is not exact.

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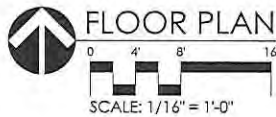
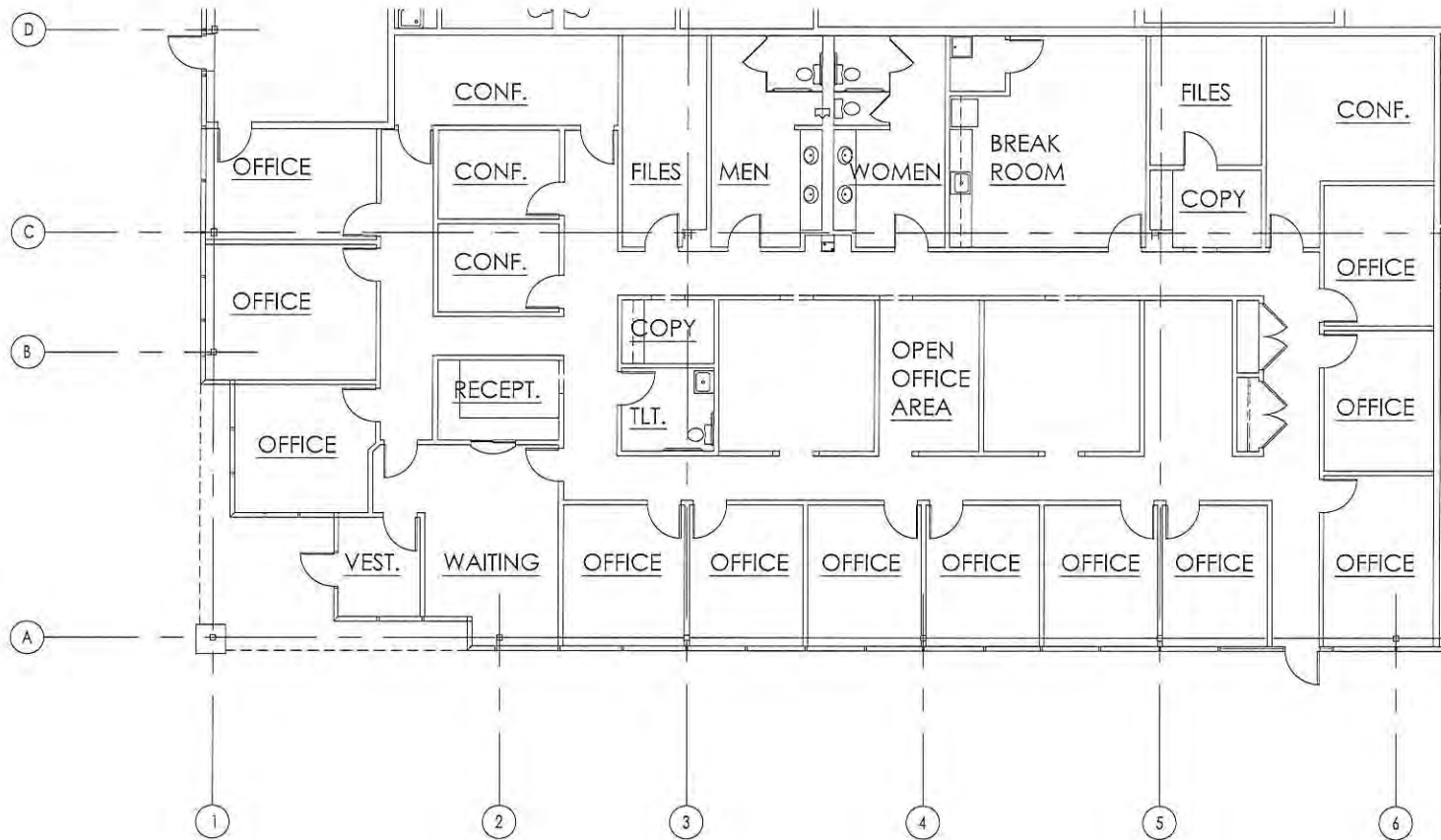
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36177 Mound Road

Sterling Heights, Michigan



Sterling Properties, MI

6939 Nineteen Mile Road
Sterling Heights, MI 48314
(586) 726-2000

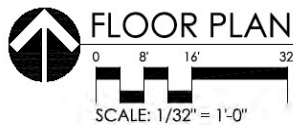
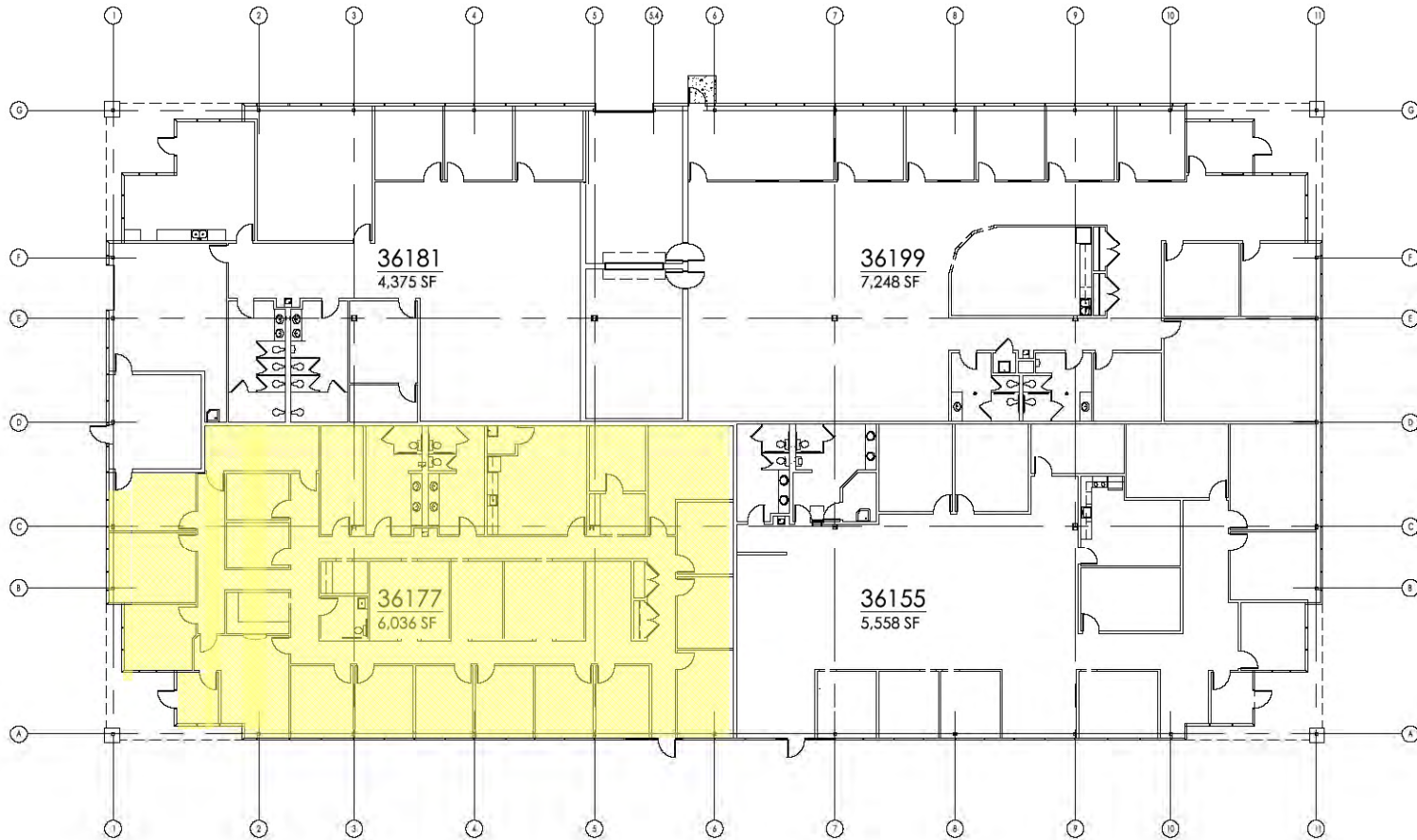
September 7, 2015

SQUIRES
ARCHITECTURAL
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Howell, MI 48843
517-518-8843 voice
517-518-8956 facsimile

Mound Road Office Building

Sterling Heights, Michigan



Sterling Properties, MI

6939 Nineteen Mile Road
Sterling Heights, MI 48314
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September 13, 2015

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