

# FOR LEASE

51821 INDUSTRIAL DRIVE  
MACOMB, MICHIGAN



## PROPERTY FEATURES

- 18,706 SF Available
- 2,785 SF of Office
- 10 Ton Crane Footings and Columns
- Heavy Power
- Truckwell with Great Truck Maneuverability
- 100% Air Conditioned



## LEASING BROKERS:

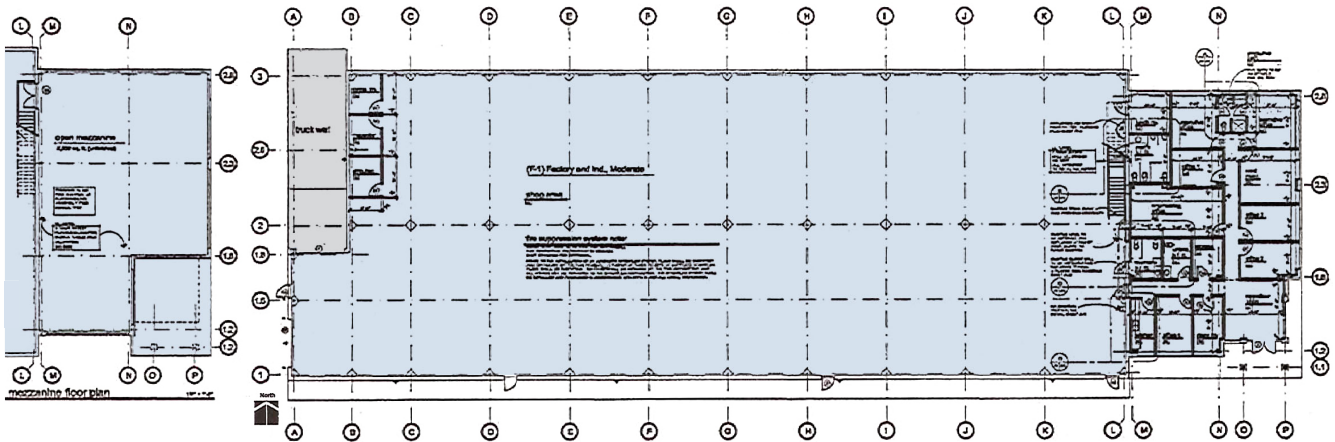
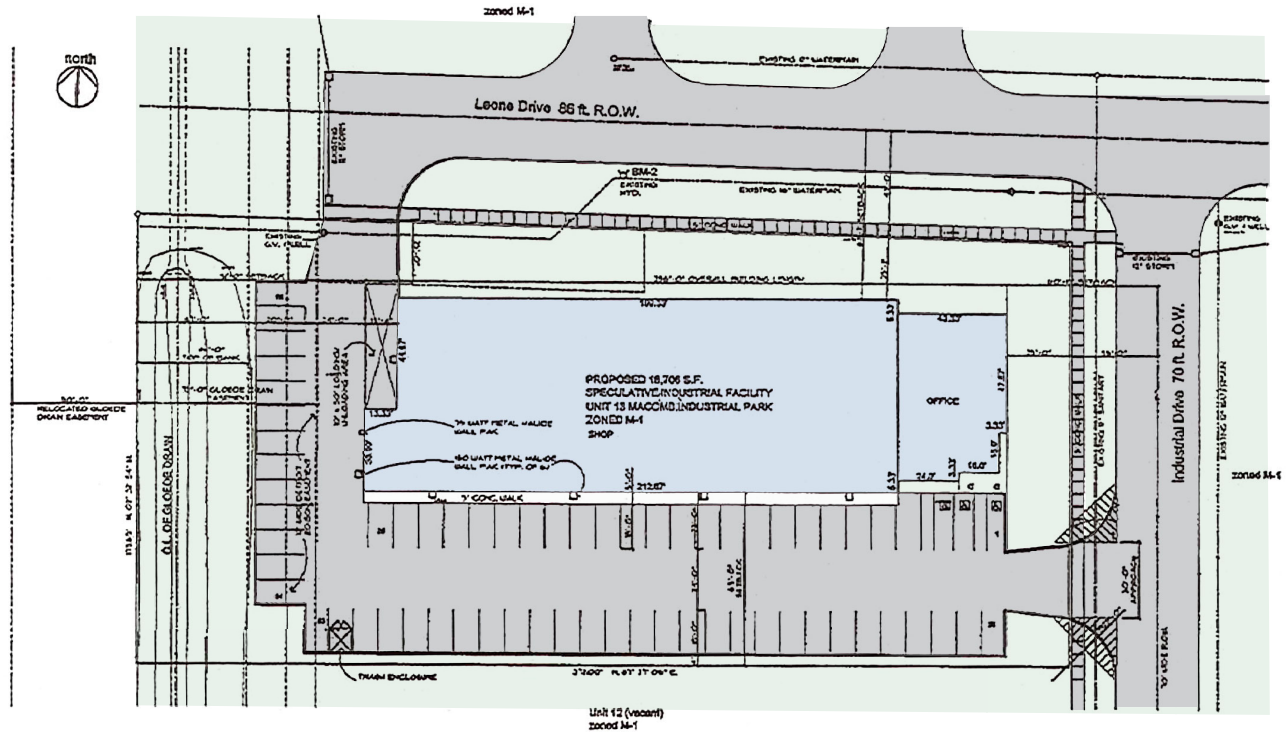
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other 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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## FOR DETAILS CONTACT

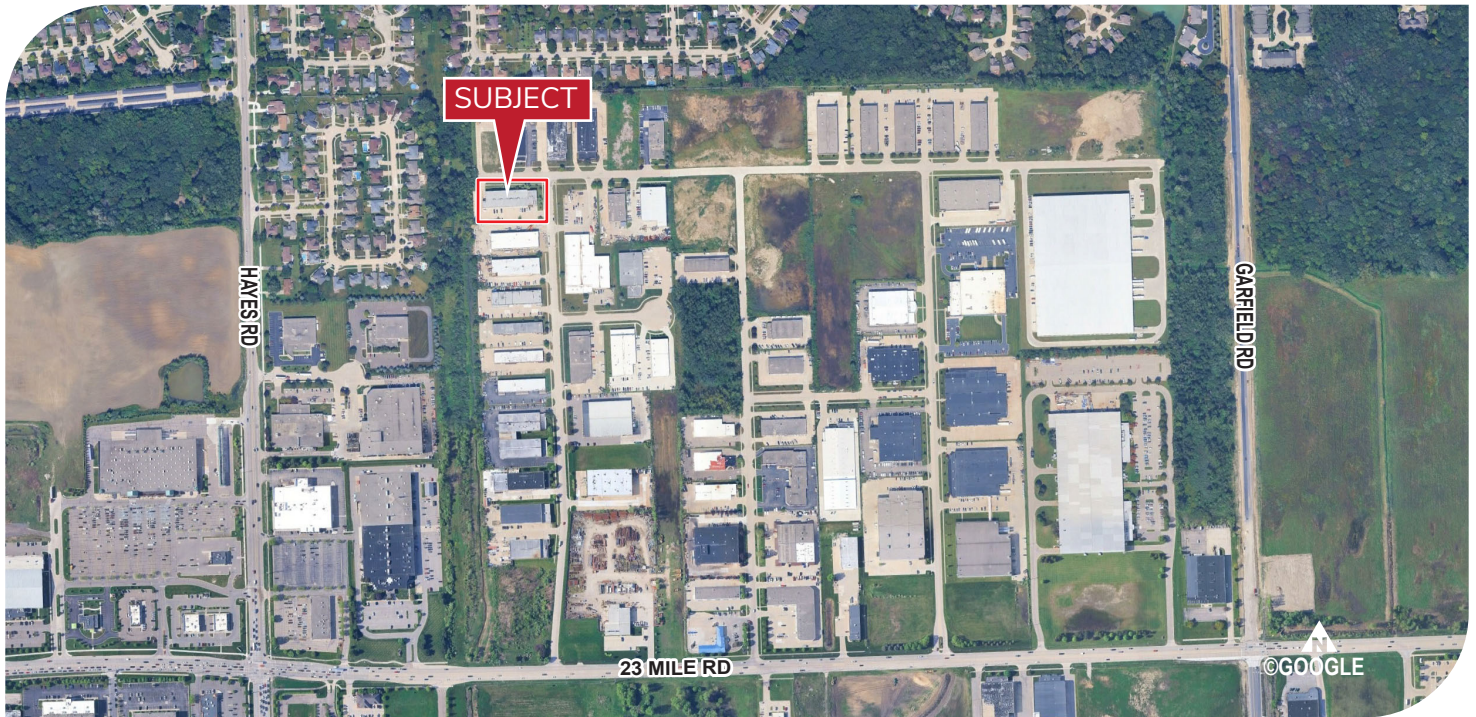
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<b>PROPERTY TYPE:</b>	Industrial
<b>AVAILABLE SF:</b>	18,706
<b>OFFICE SF:</b>	2,785
<b>LAND SIZE (ACRES):</b>	1.49
<b>YEAR BUILT:</b>	2001
<b>CEILING HEIGHT:</b>	22'
<b>GRADE LEVEL DOORS:</b>	(1) 14 x 12
<b>PARKING SPACES:</b>	66
<b>ZONING:</b>	Industrial
<b>PARCEL ID:</b>	20-08-18-326-013
<b>GAS:</b>	Natural
<b>WATER:</b>	City
<b>SEWER:</b>	City
<b>AMPS:</b>	1000
<b>VOLTS:</b>	480
<b>PHASE:</b>	3
<b>SPRINKLER:</b>	Yes

## PROPERTY PRICING

<b>TRANSACTION TYPE:</b>	Lease
<b>ASKING LEASE RATE:</b>	\$8.95 Per SF NNN

Concrete mezzanine or second story office possible 2,785 SF. Corner location with excellent truck access.

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