

INDUSTRIAL PROPERTY // FOR LEASE

13,412 SF - 24,264 SF INDUSTRIAL BLDG W/HEAVY POWER & TWO 5-TON CRANES

35320 BEATTIE DR

STERLING HEIGHTS, MI 48312



- 13,412 SF - 24,264 SF Space Available
- Duplex Building | Total Building Size is 24,264 SF
- Two (2) 5-Ton Cranes
- 480 Volt & 240 Volt | Buss Duct
- One (1) Grade Level Door
- 18' - 28' Clear Heights



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Corporate & Investment Real Estate

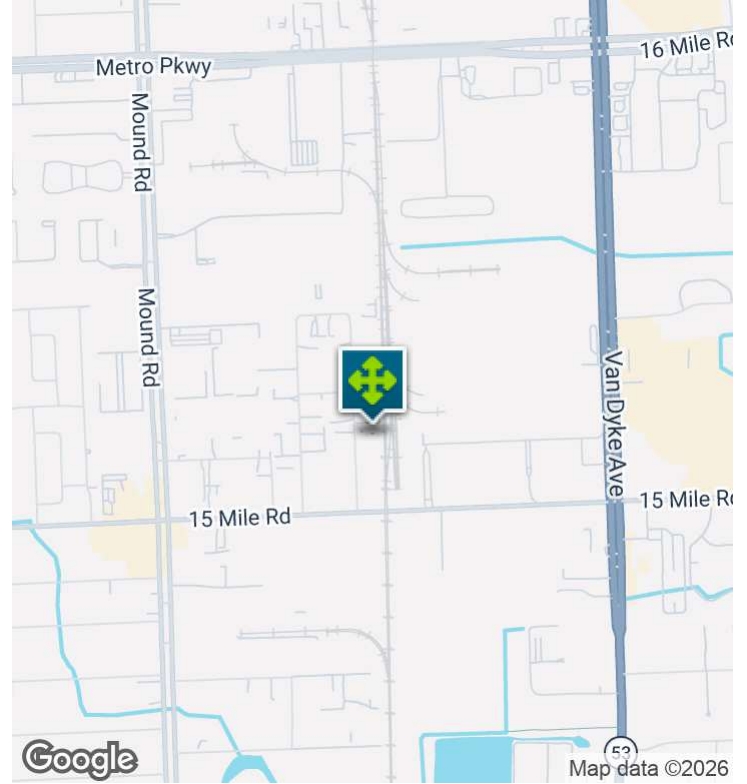
26555 Evergreen Road, Suite 1500
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EXECUTIVE SUMMARY



Lease Rate	\$10.00 SF/YR (NNN)
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OFFERING SUMMARY

Building Size:	24,264 SF
Available SF:	10,852 - 24,264 SF
Lot Size:	1.31 Acres
Year Built:	1979
Renovated:	2023
Zoning:	M2 - Heavy Industrial
Market:	Detroit

PROPERTY OVERVIEW

Outstanding manufacturing or warehouse building available for lease. 13,412 SF w/ 2,912 SF office and 24,264 SF w/ 4,284 SF. Heavy power: 480 Volt and 240 Volt with buss duct. Majority of the building is 18' clear with a 1,680 SF area of 26' clear, airline throughout, T-8 lighting, two (2) 12' x 14' overhead doors, two (2) 5-Ton cranes in 13,412 SF space, and exhaust fans. Freshly painted and resurfaced asphalt driveway. NNN lease; tenant pays the taxes, building insurance, and exterior maintenance.

LOCATION OVERVIEW

Located on the north side of 15 Mile Rd, between Mound Rd and Van Dyke Ave. Minutes from I-75 and I-696. Fantastic location close to Stellantis Assembly, Ford Transmission, Tacom, GM Tech Center, I-696, I-75, and M-59.

PROPERTY HIGHLIGHTS

- 13,412 SF - 24,264 SF Space Available
- Duplex Building | Total Building Size is 24,264 SF
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- 480 Volt & 240 Volt | Buss Duct
- 18' - 28' Clear Heights

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INDUSTRIAL DETAILS

Space Available:	13,412 S 24,264 SF
Shop SF:	10,500 SF 19,980 SF
Office SF:	2,912 SF 4,284 SF
Zoning:	M2 - Heavy Industrial
Lot Size:	1.31 Acres
Parking Spaces:	15
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1979 / 2023
Construction Type:	Brick / Block
Clear Height:	18' - 28'
Overhead Doors:	Two (2) 12' x 14'
Truckwells/Docks:	No
Cranes:	Two (2) 5-Ton Cranes
Column Spacing:	60' & 28' Clear Span
Buss Duct:	Yes
Air Conditioning:	Office
Heat Type:	Tube Radiant
Power:	480 Volt & 240 Volt
Airlines:	Yes
Lighting:	T-8
Floor Drains:	N/A
Taxes:	Total Taxes: \$40,525.57 Taxes for 13,412 SF: \$22,400.63 Taxes for 24,264 SF: \$40,525.57



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ADDITIONAL PHOTOS

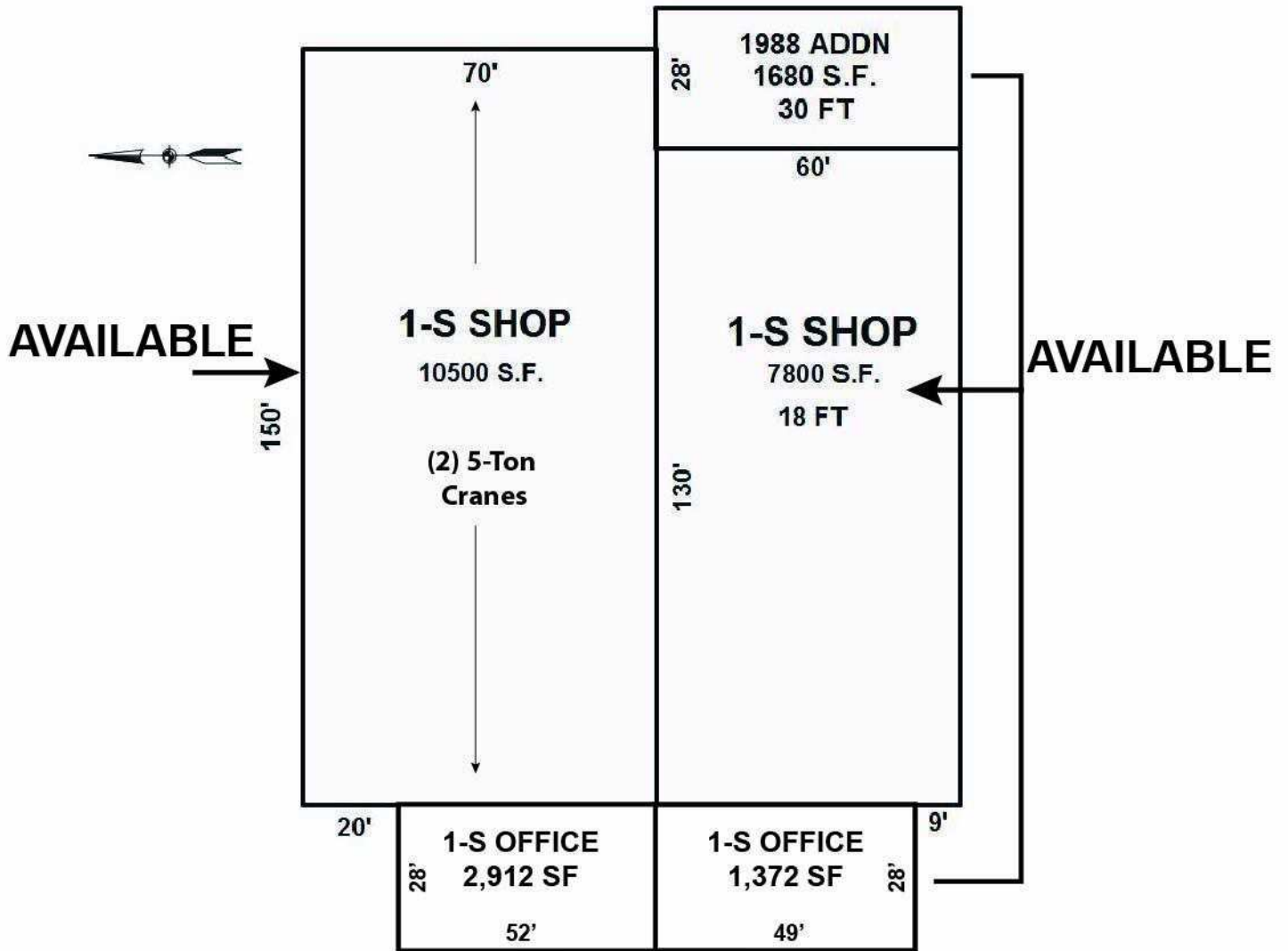


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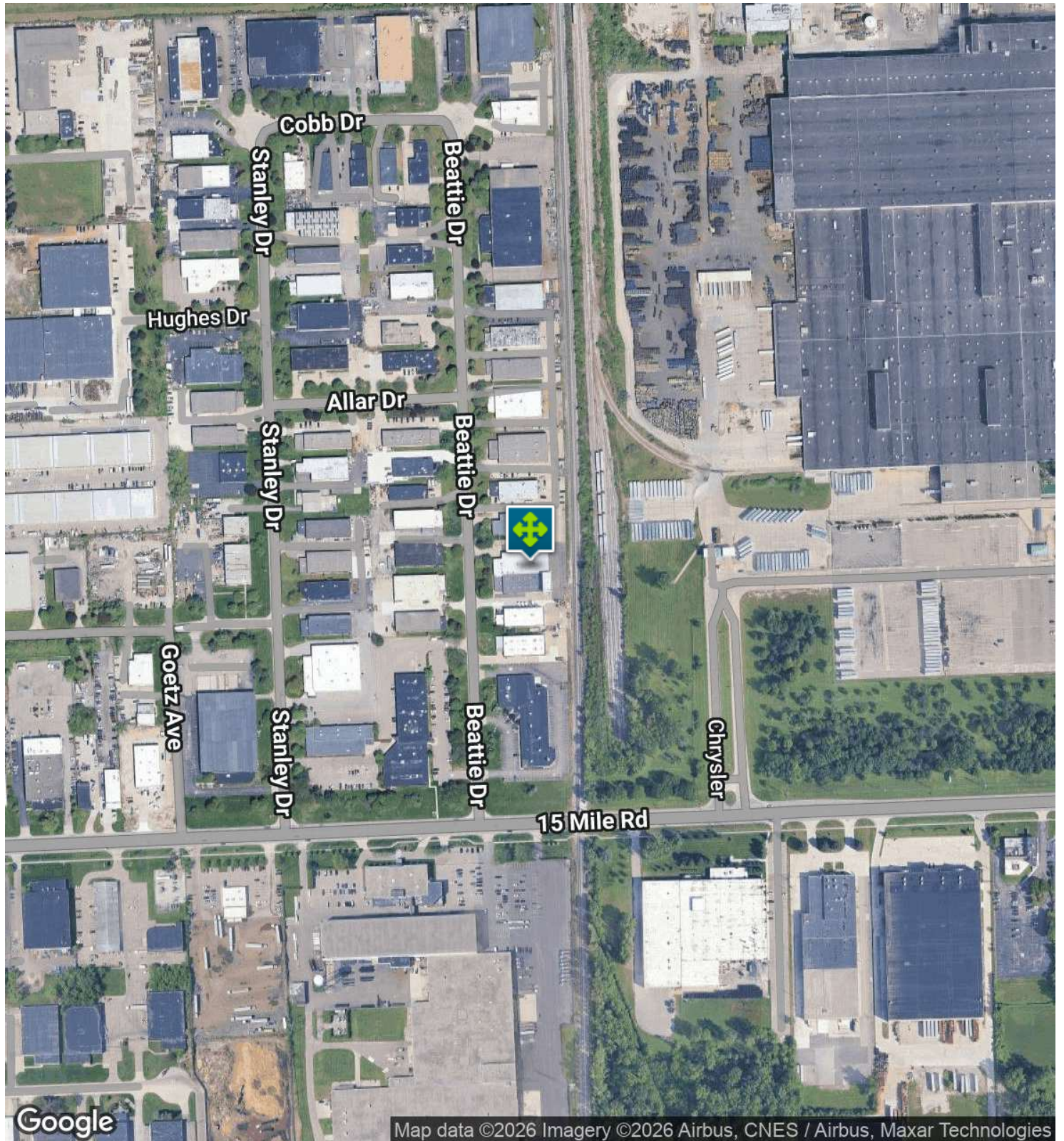
SITE PLANS

Image/Sketch for Parcel: 10-10-28-379-024



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AERIAL MAP



Google

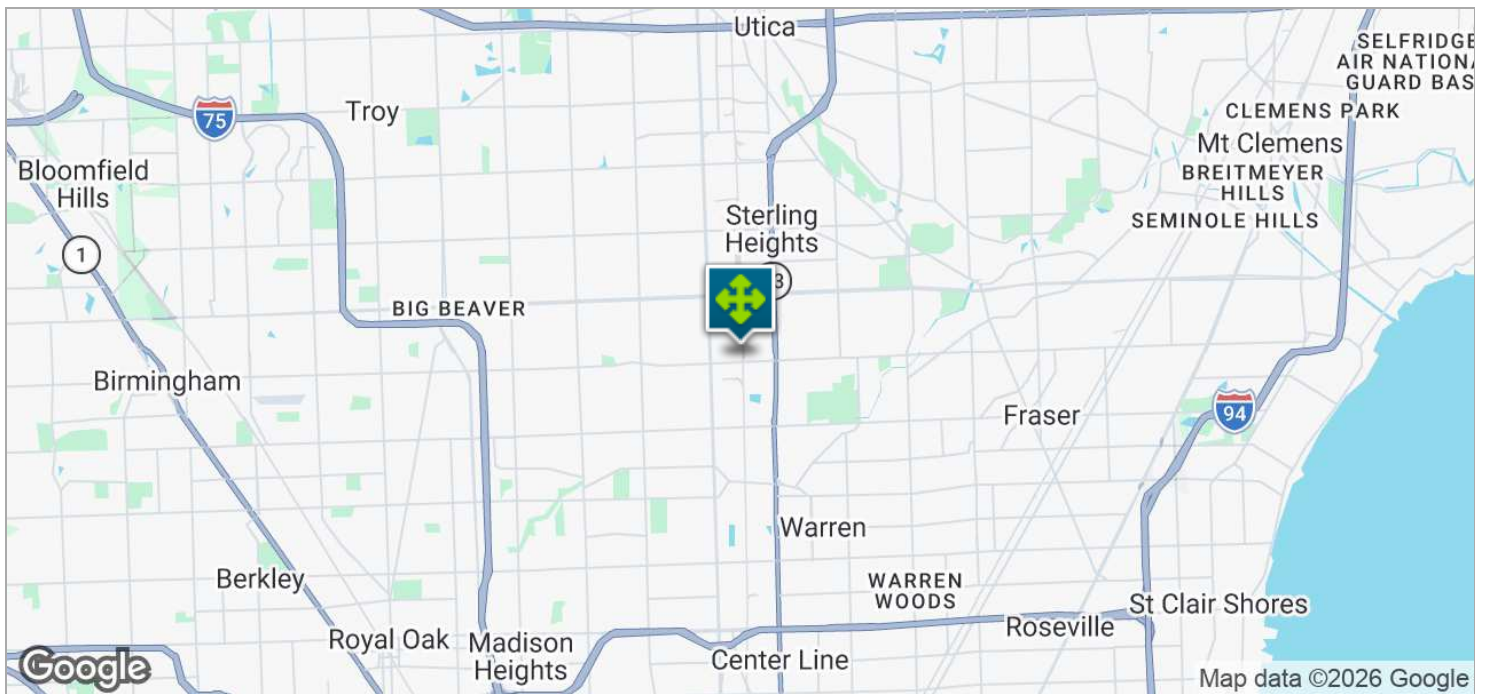
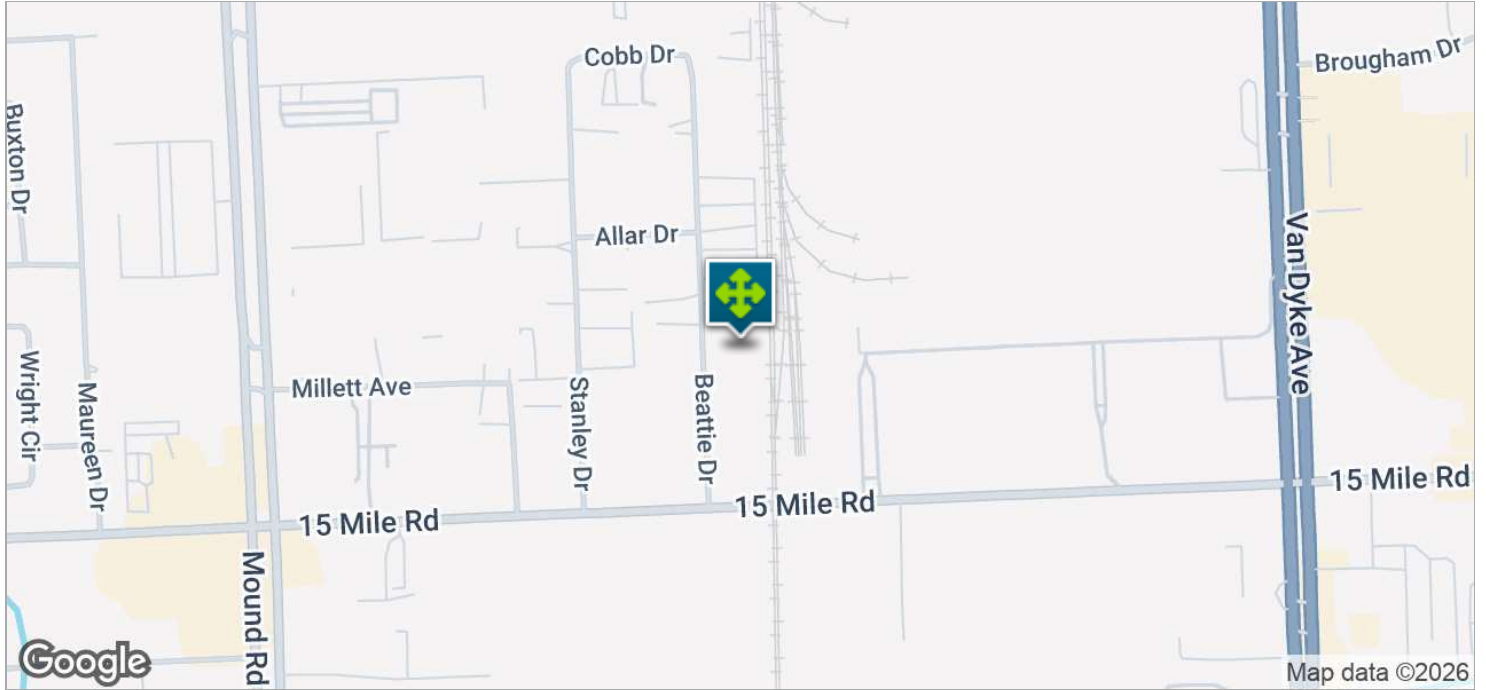
Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies



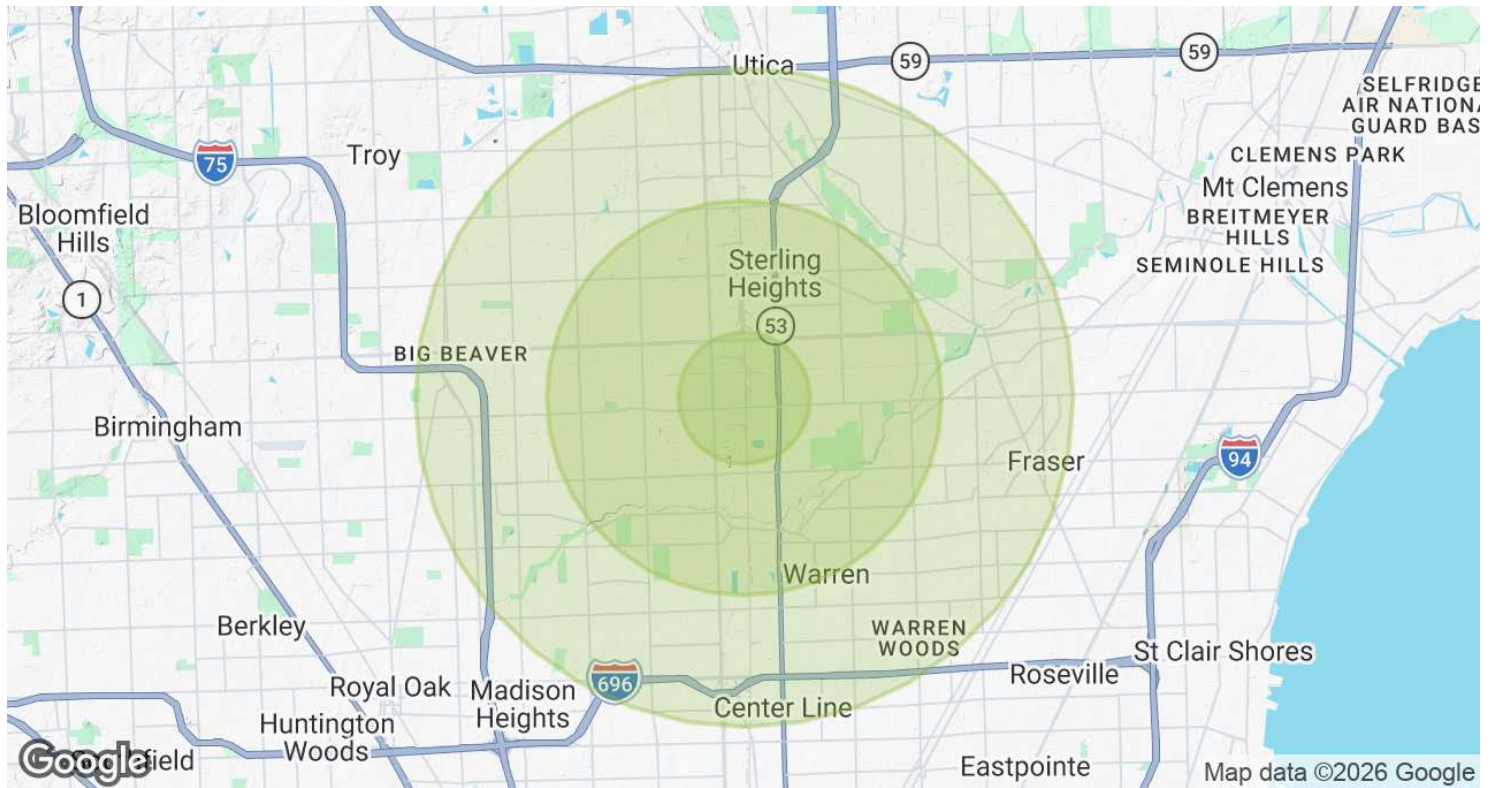
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,731	100,628	275,797
Average Age	40	43	43
Average Age (Male)	39	41	42
Average Age (Female)	41	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,156	38,456	109,580
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$81,714	\$87,889	\$96,465
Average House Value	\$241,614	\$256,333	\$263,522

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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