

# 17243 Leone Drive

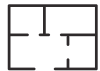
Macomb, MI

- Contiguous Units Range from 2,580 to 5,160 Square Feet
- Newly Constructed Multi-Tenant Industrial Building
- Office can be Finished to Suit
- Located Directly Off 23 Mile Road with Convenient Access to M-53

## INDUSTRIAL BUILDING FOR LEASE



2,580 - 5,160 SF Available



Office to Suit



12'x14' Grade Level Doors

### 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:

**Intersection:** 23 Mile/Hayes  
**Freestanding:** Multi-Tenant  
**Year Built:** 2025  
**Parking:** 21  
**Total SF:** 20,640 SF  
**Available SF:** 5,160 SF  
**Min/Max SF:** 2,580 SF - 5,160 SF  
**Office SF:** To Suit  
**X-Way Dist:** 2 Miles to M-53  
**Zoning:** M-1  
**Acres:** 5.11

### Interior:

**Ceiling Height:** 18'  
**Bay Size:** 30'  
**Restrooms:** Dependent on Unit Size  
**Power:** 240Volt/3-Phase | 200 Amps  
**Lighting:** LED  
**Grade Door:** 12'x14'  
**Heating:** Radiant  
**A/C:** Office Only  
**Notes:** Lease rate includes real estate taxes, building insurance, and exterior maintenance

### Economic

**Lease/SF:** \$13.50  
**Terms:** Gross  
**Occupancy:** 120 Days

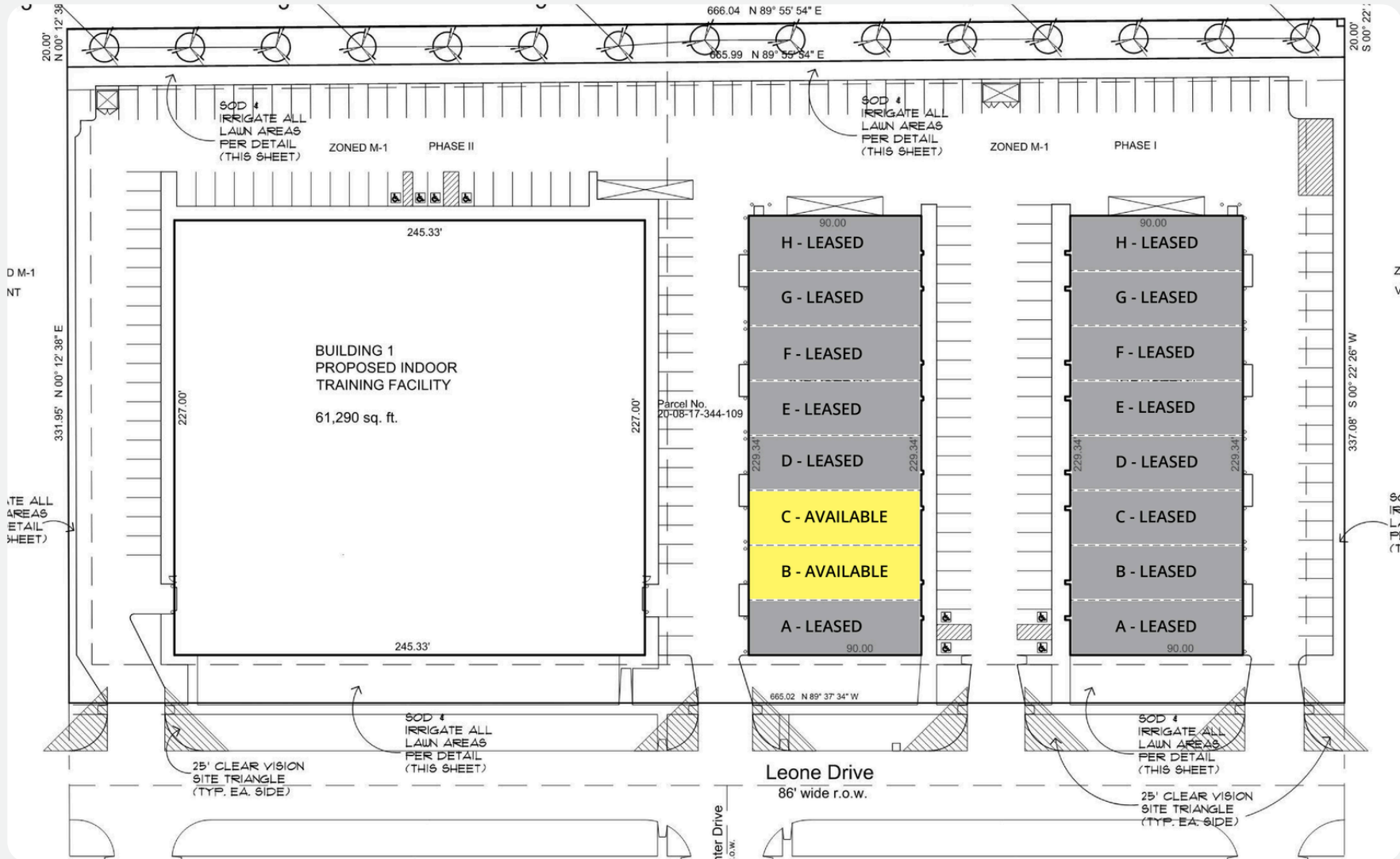
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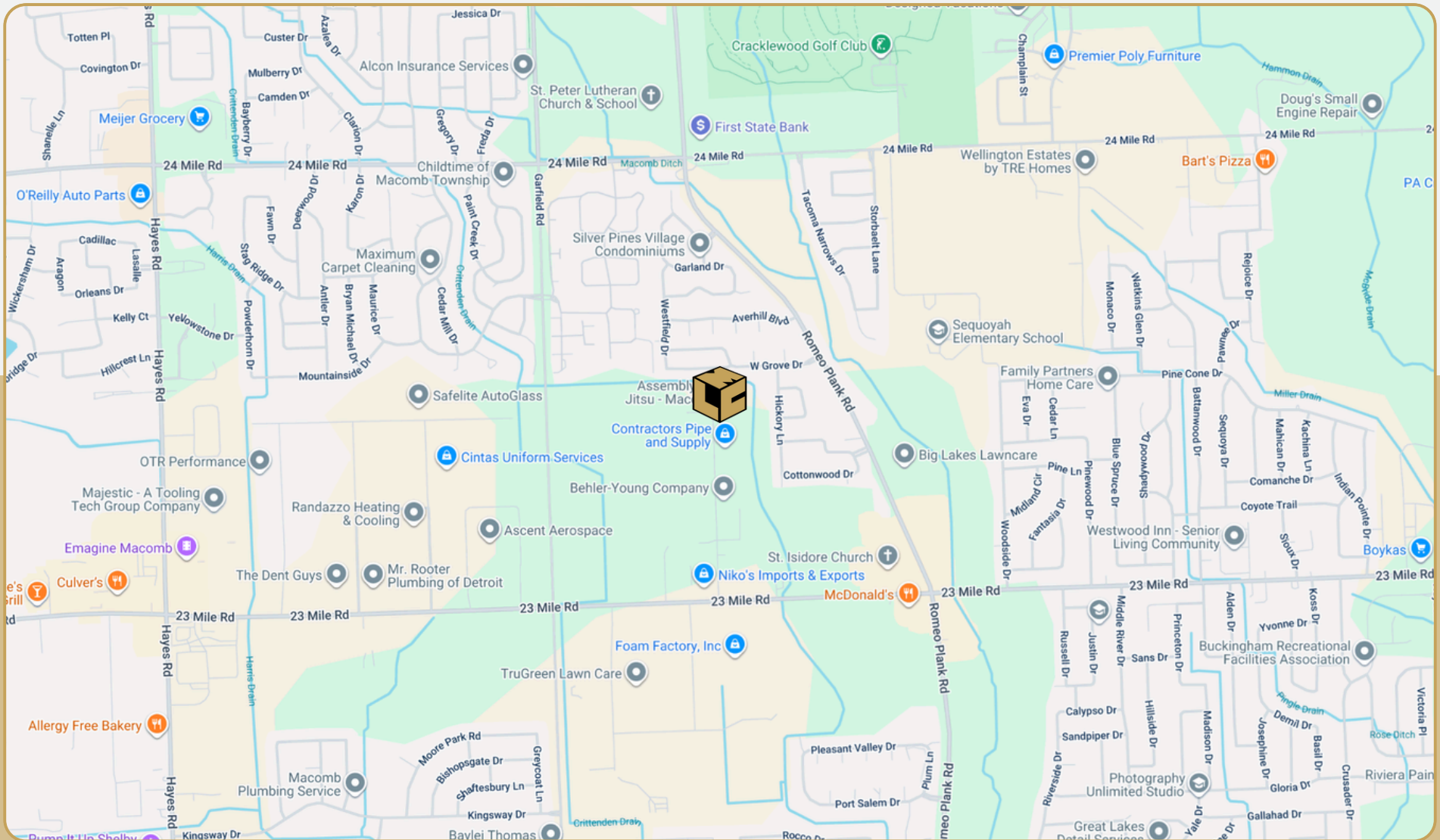
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