

INDUSTRIAL PROPERTY // FOR LEASE

5,050 SF AVAILABLE AT MOUND INDUSTRIAL COMMONS

35500-35580 MOUND ROAD
STERLING HEIGHTS, MI 48310



- Unit 35520: 5,050 SF
- 100% Shop / Warehouse
- 12' x 14' Overhead Door, 15' Clear
- Fluorescent Lighting | 220-Volt / 200-Amp Power
- Light Industrial Zoning
- Central location close to M-53, I-75 and I-696

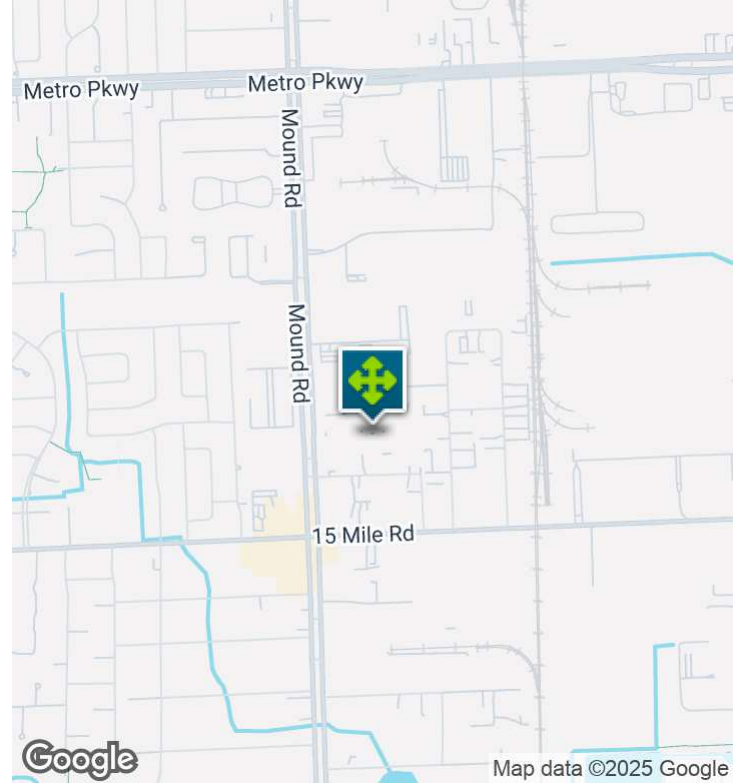


P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY



Lease Rate	10.25 SF/YR (GROSS)
-------------------	----------------------------

OFFERING SUMMARY

Building Size:	87,500 SF
Available SF:	5,050 SF
Lot Size:	5.74 Acres
Year Built:	1987
Renovated:	2015
Zoning:	Lt Industrial
Market:	Detroit
Submarket:	W of Van Dyke/Macomb
Traffic Count:	76,000

PROPERTY OVERVIEW

Come join various tenants at the professionally managed/maintained Mound Industrial Commons! There is currently one 5,050 SF industrial space available for lease at 35520 Mound Rd that features a 100% shop / warehouse space with a 12' x 14' overhead door, 15' clear, fluorescent lighting, and 220-volt / 200 AMP power and a 600 SF air-conditioned office area. Parking allocation is 5 spaces per unit. Ideal for light manufacturing or warehouse. Gross rate: Landlord pays taxes and insurance.

LOCATION OVERVIEW

Excellent location on Mound Road and 15 Mile, just minutes from Hall Road, I-75, and I-696. Neighbors include Chrysler Assembly and Stamping, GM Tech Center, Ford Transmissions, General Dynamics, and hundred of suppliers and service-related companies.

PROPERTY HIGHLIGHTS

- 5,050 SF Industrial Unit
- 100 % Shop / Warehouse Sapce
- 12' x 14' Overhead Door, 15' Clear
- Fluorescent Lighting | 220-Volt / 200-Amp Power

35500-35580 MOUND ROAD, STERLING HEIGHTS, MI 48310 // FOR LEASE

INDUSTRIAL DETAILS

Property Type:	Industrial
Unit Available:	35520 Mound Rd
Building Size:	87,500 SF
Space Available:	5,050 SF
Shop SF:	5.050 SF
Occupancy:	Immediate
Zoning:	Lt Industrial
Lot Size:	5.74 Acres
Parking Spaces:	220 Total (5 Per Unit)
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1987
Construction Type:	Block/Steel
Clear Height:	15'
Overhead Doors:	One (1) 12' x 14'
Truckwells/Docks:	No
Cranes:	No
Column Spacing:	25'
Power:	220 Volt / 200 Amp
Buss Duct:	No
Air Conditioning:	Office Only
Heat Type:	Gas Unit
Lighting:	Fluorescent
Sprinklers:	No
Floor Drains:	No
Taxes:	Landlord Pays Taxes



P.A. COMMERCIAL
Corporate & Investment Real Estate

John T. Arthurs PRINCIPAL
D: 248.663.0506 | C: 248.563.3225
johna@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

35500-35580 MOUND ROAD, STERLING HEIGHTS, MI 48310 // FOR LEASE

ADDITIONAL PHOTOS



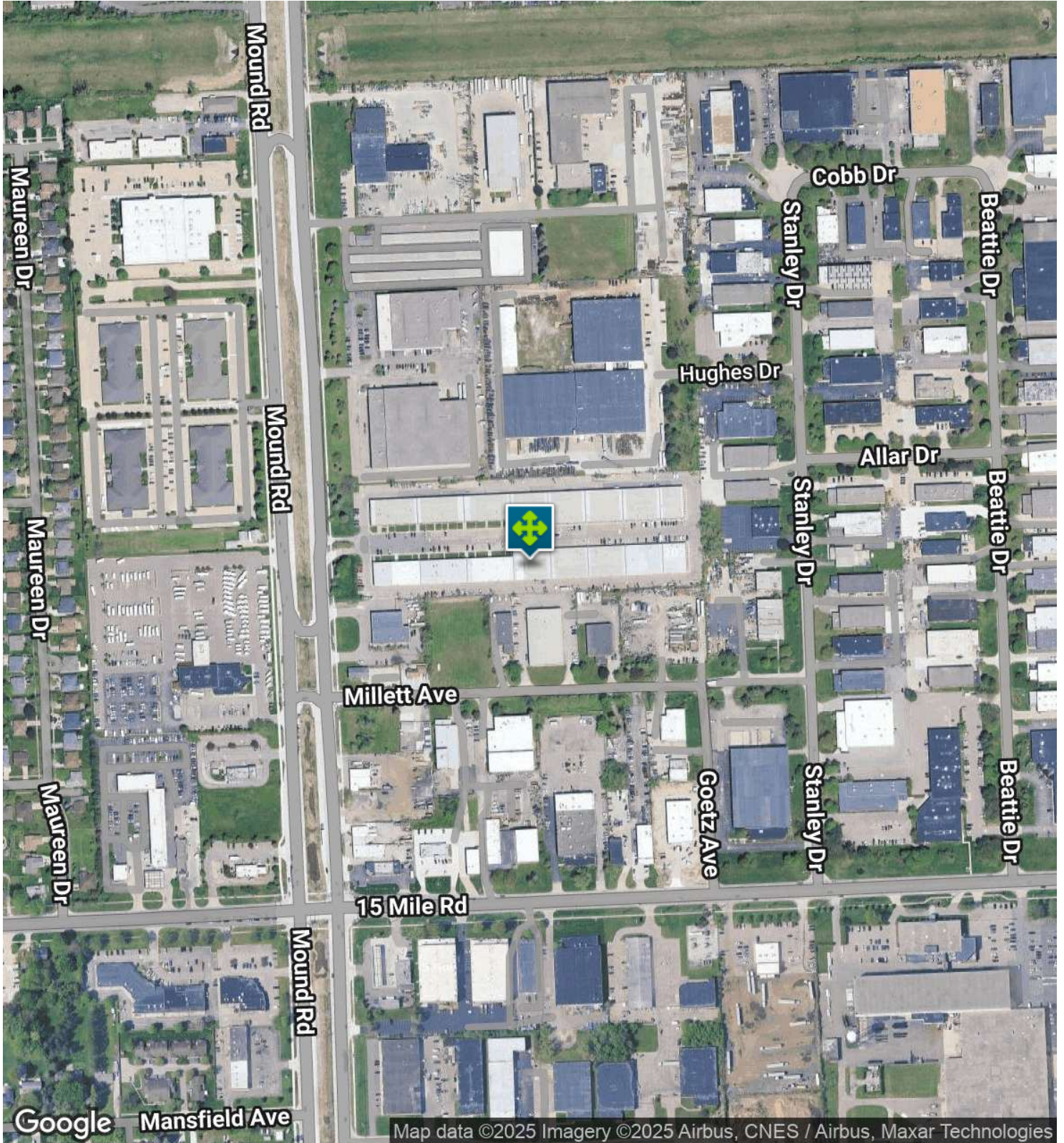
P.A. COMMERCIAL
Corporate & Investment Real Estate

John T. Arthurs PRINCIPAL
D: 248.663.0506 | C: 248.563.3225
johna@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

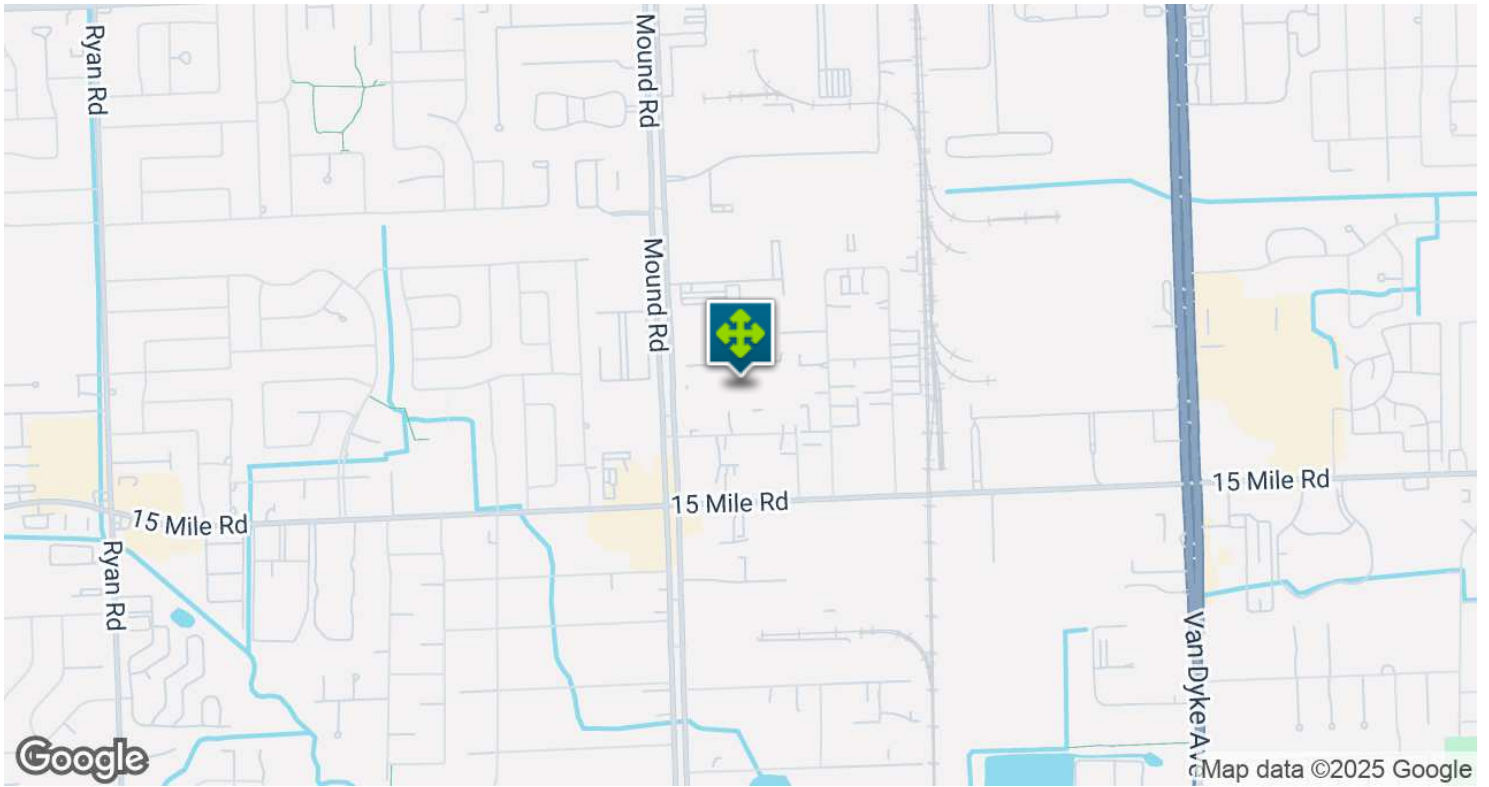
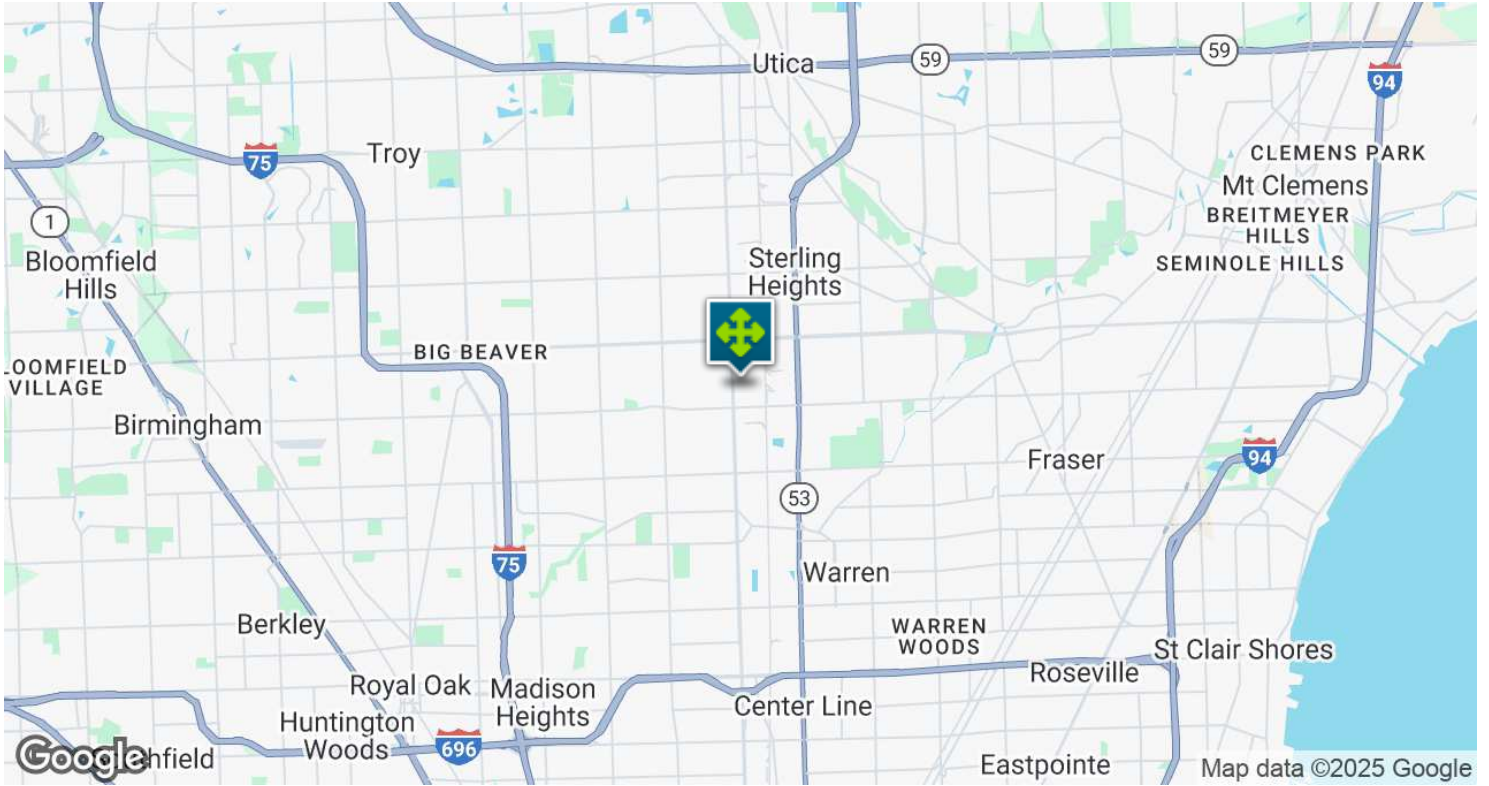
35500-35580 MOUND ROAD, STERLING HEIGHTS, MI 48310 // FOR LEASE

AERIAL MAP



35500-35580 MOUND ROAD, STERLING HEIGHTS, MI 48310 // FOR LEASE

LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	30 MILES
Total Population	6,740	1,165,957	4,558,398
Average Age	38.2	38.4	38.2
Average Age (Male)	37.0	36.8	36.7
Average Age (Female)	39.0	39.8	39.5
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	2,257	464,387	1,766,661
# of Persons per HH	3.0	2.5	2.6
Average HH Income	\$68,908	\$64,363	\$66,453
Average House Value	\$184,917	\$167,379	\$193,296

2020 American Community Survey (ACS)

35500-35580 MOUND ROAD, STERLING HEIGHTS, MI 48310 // FOR LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



John T. Arthurs
PRINCIPAL

D: 248.663.0506

C: 248.563.3225

johna@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.