

**840 RICKETT RD**

840 Rickett Rd, Brighton, MI 48116



**FOR LEASE**

**248.476.3700**

EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY:** 840 Rickett Rd | Brighton, MI 48116

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**PROPERTY OVERVIEW**

28,950 SF of mixed Industrial and Office Space on 9.77 Acre Lot

**OFFERING SUMMARY**

Lease Rate:           \$8.75 SF/yr (NNN)  
Building Size:           28,950 SF  
Available SF:           28,950 SF  
Year Built:               1965  
Zoning:                    IA

**PROPERTY HIGHLIGHTS**

- 43' Clear Height
- Near Downtown Brighton, Close to I-95, US-23, and Grand River Ave
- Perfect for Warehouse, Manufacturing or Distribution
- Zone IA- Light Industrial
- Building has new Exterior Doors, New Roof and New Gutters

**BUILDING/PROPERTY INFORMATION: 840 Rickett Rd | Brighton, MI 48116**
**BUILDING INFORMATION**

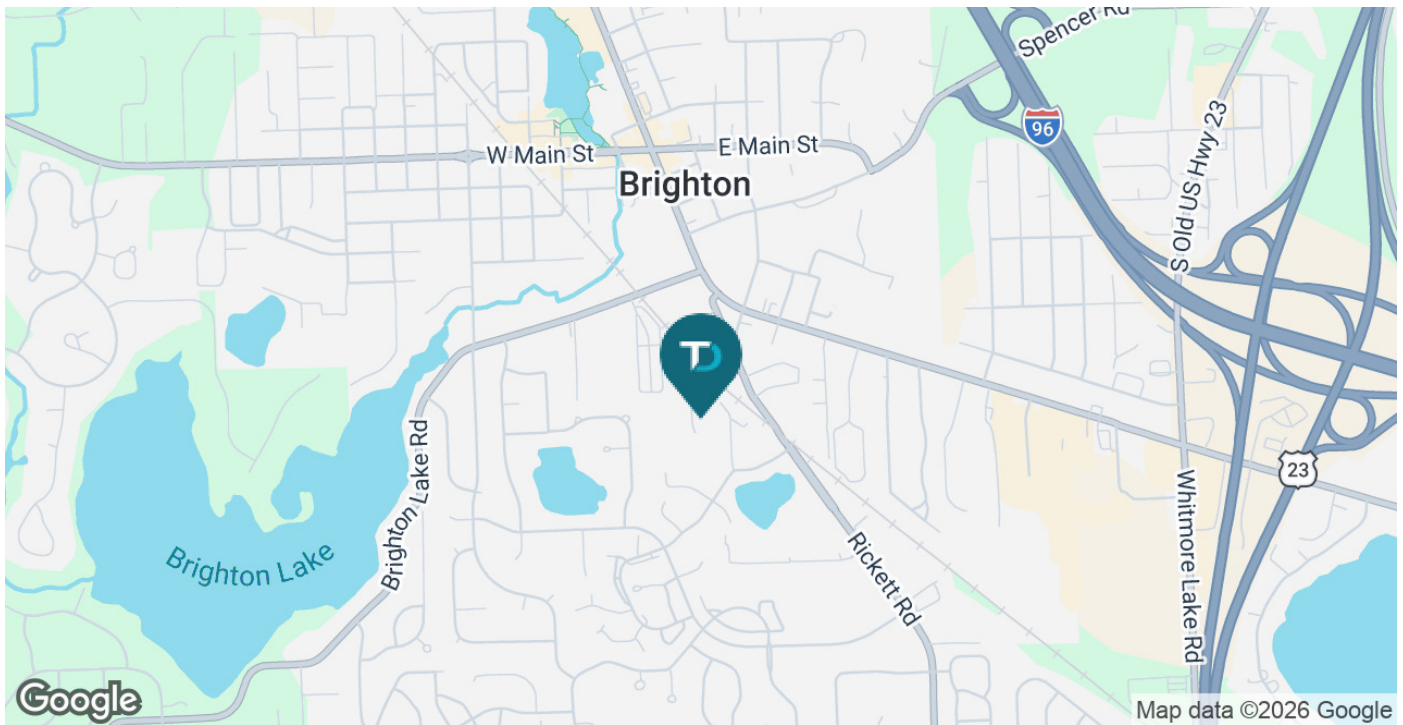
Price/SF:	\$8.75/SF NNN
Building Size:	28,950 SF
Year Built:	1965
Number of Floors:	1
Utilities:	Heating
Parking Ratio:	0.52

**PROPERTY INFORMATION**

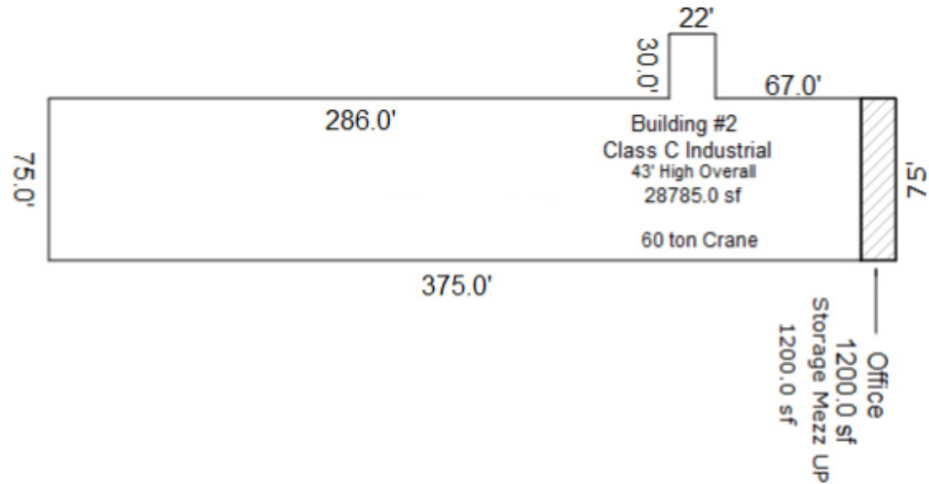
Lot Size:	9.77 AC
Property Type:	Industrial
Property Subtype:	Flex Space
Taxes:	\$54,084
Zoning:	IA
Traffic Count:	Rickett Rd 11,339; Grand River 22,235 VPD
APN:	18-31-400-058

**LOCATION INFORMATION**

Located on West side of Rickett Rd, off Grand River Ave.



**LEASE SPACES:** 840 Rickett Rd | Brighton, MI 48116



**LEASE INFORMATION**

Lease Type: NNN Lease Term: Negotiable  
 Total Space: Up to 28,950 SF Lease Rate: \$8.75 SF/yr

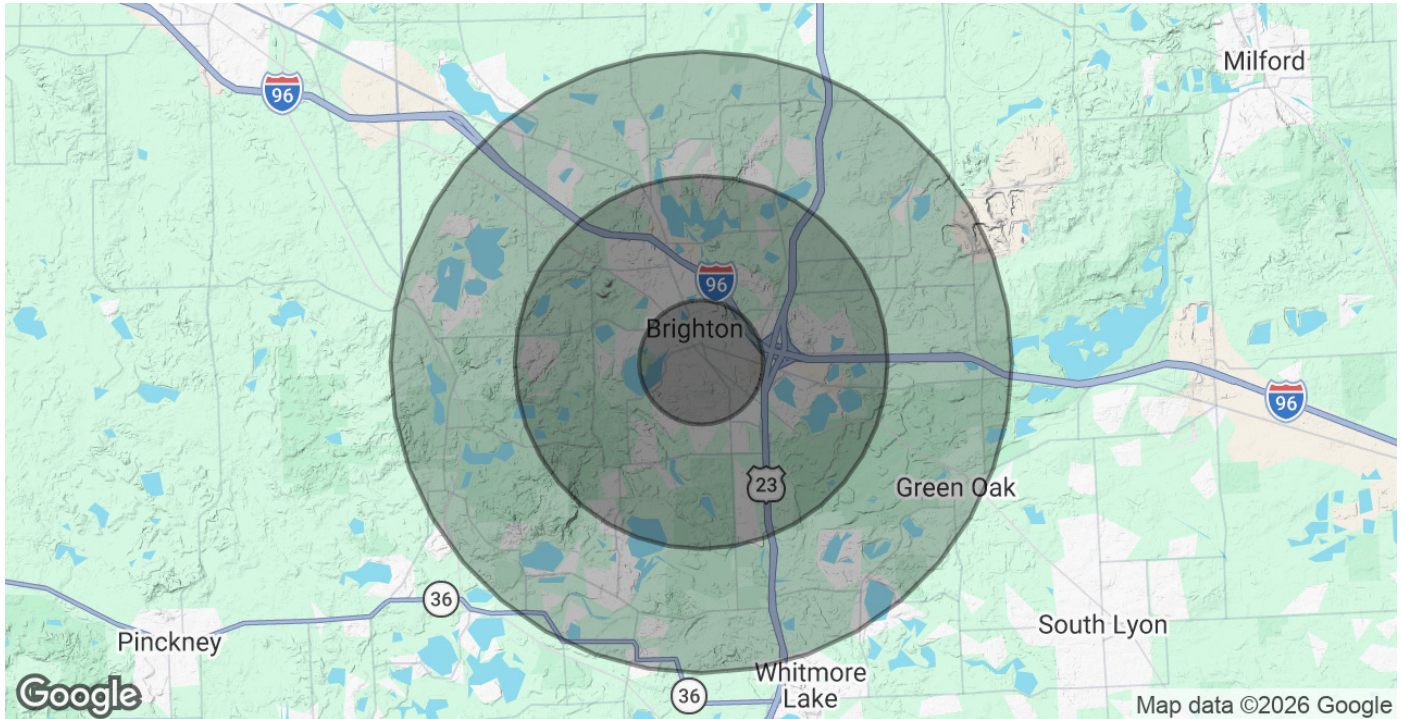
**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Industrial + Office	Available	28,950 SF	NNN	\$8.75 SF/yr	-
840	Available	28,950 SF	NNN	\$8.75 SF/yr	-

**RETAILER MAP:** 840 Rickett Rd | Brighton, MI 48116



**DEMOGRAPHICS MAP & REPORT: 840 Rickett Rd | Brighton, MI 48116**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,602	25,946	54,321
Average Age	46	44	44
Average Age (Male)	44	43	43
Average Age (Female)	48	45	45
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,649	10,808	21,749
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$109,938	\$138,830	\$140,180
Average House Value	\$318,143	\$412,713	\$429,998

2020 American Community Survey (ACS)