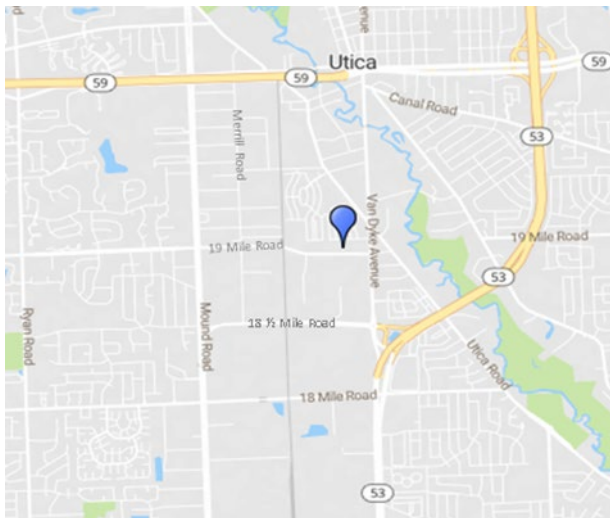




FOR LEASE

# 7689 19 Mile

Sterling Heights, MI



## Property Highlights

- 36,565 sf in prestigious northern Sterling Heights
- 4,476 SF +/- Office
- 614 SF mezzanine
- 24' clear
- High hazard sprinkler system
- 2 interior truckwells
- 1000 amp / 480 volt power
- 96 car parking

For information, please contact:

### Chris Dowell

Senior Managing Director  
t 248-447-2717  
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### Jack Coury

Senior Managing Director  
t 248-372-2276  
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[nmrk.com](http://nmrk.com)

# NEWMARK

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# INDUSTRIAL – Lease

7689 Nineteen Mile  
Sterling Heights, MI



Total Building Size: 36,565  
Total Available: 36,565  
Age: 1997- renovated 2022  
Factory: 32,089+/-  
Office: 4,476 +/-  
Minimum Divisible: 36,565  
Zoned:

**Lease Rate: \$9.25/sf NNN**  
**Monthly Lease Rate: \$28,186**  
**Taxes: \$37,759 (2025)**  
**Sale Price: Possible**

## Property Details

Acreage:	2.21	Power:	1000 Amps / 480 Volts
Frontage:	275'	Buss:	
Depth:	250' +/-	Lights:	LED
Parking:	96 +/-	Truckwell:	2 – Interior w/ dock locks
Expandable:		Grade Door:	(2) 12' x 14'
Storage:		Heating:	Co-Ray-Vac
Clearance:	24'	A/C:	100%
Bay Size:	(3) 50' x 40'	Sprinklered:	High Hazard
Lavatories:	5	Airlines:	
Crane:		Compressor:	
Underhook:		Floordrains:	

## Additional Information:

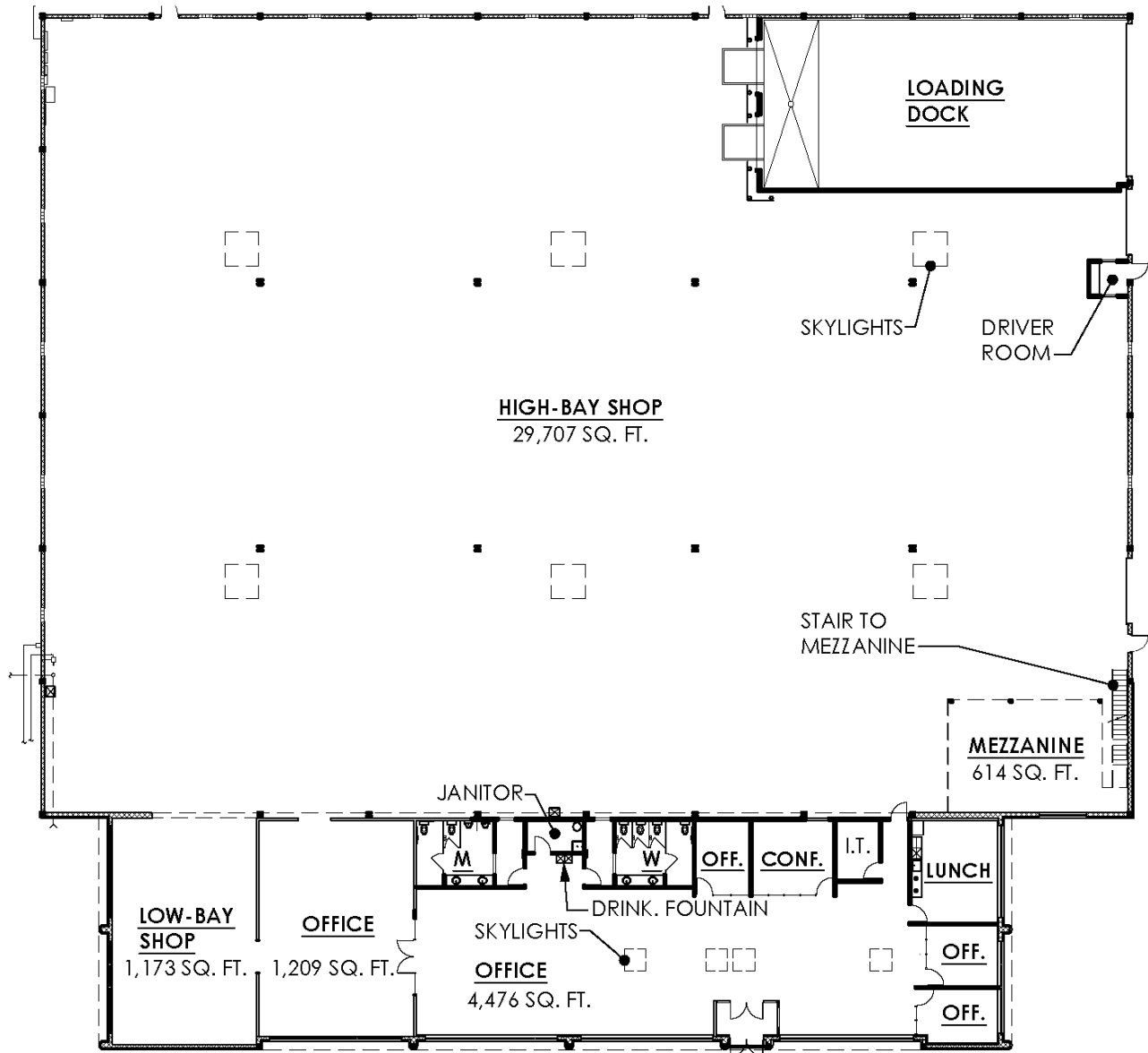
Meticulously maintained warehouse building with tremendous exposure on Nineteen Mile Road. Shop mezzanine – 614sf, very open office floor plan. Building was completely renovated in 2022 including polished shop floor and air-conditioned warehouse. Two fully air-conditioned rooms – 1,173sf and 1,209sf that can be used for a variety of shop or office activities.

## Contact Information:

**Jack Coury**  
**248.372.2276**  
**jack.coury@nmrk.com**

**Chris Dowell**  
**248.447.2717**  
**chris.dowell@nmrk.com**

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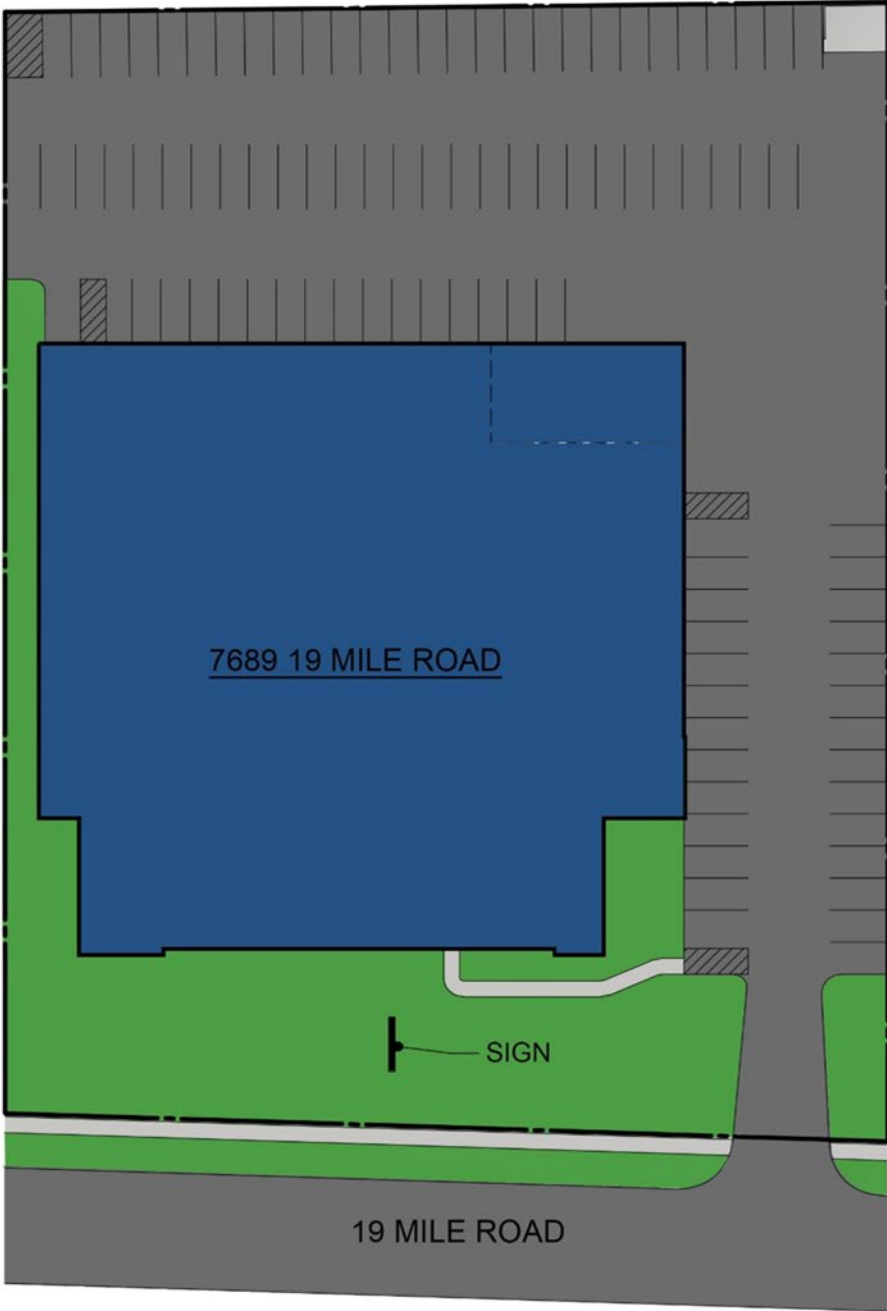
# OVERALL FLOOR PLAN

SCALE: 1" = 30'

37,179 SQ. FT.



**NEWMARK**



SINCE 1914  
**A. J. DAMMAN CO.**  
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7689 Nineteen Mile Road  
 Sterling Heights, Michigan

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June 5, 2020

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 **SITE PLAN**  
 SCALE: 1" = 50'-0"

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