

**INDUSTRIAL PROPERTY // FOR LEASE**

# 1,913 SF WAREHOUSE UNIT AVAILABLE AT MOUND INDUSTRIAL COMMONS

35400-35480 MOUND ROAD  
STERLING HEIGHTS, MI 48310



- 1,913 SF Warehouse Unit Available
- No Office - 100% Shop with one (1) bathroom
- Professionally Managed Multi-tenant Facility
- Light Industrial Zoning
- 12' x 14' Overhead Door, 15' Clear Height
- 240 Volt / 200 AMP Power
- Five allocated parking spots
- Great location on Mound Rd, just north of 15 Mile Rd



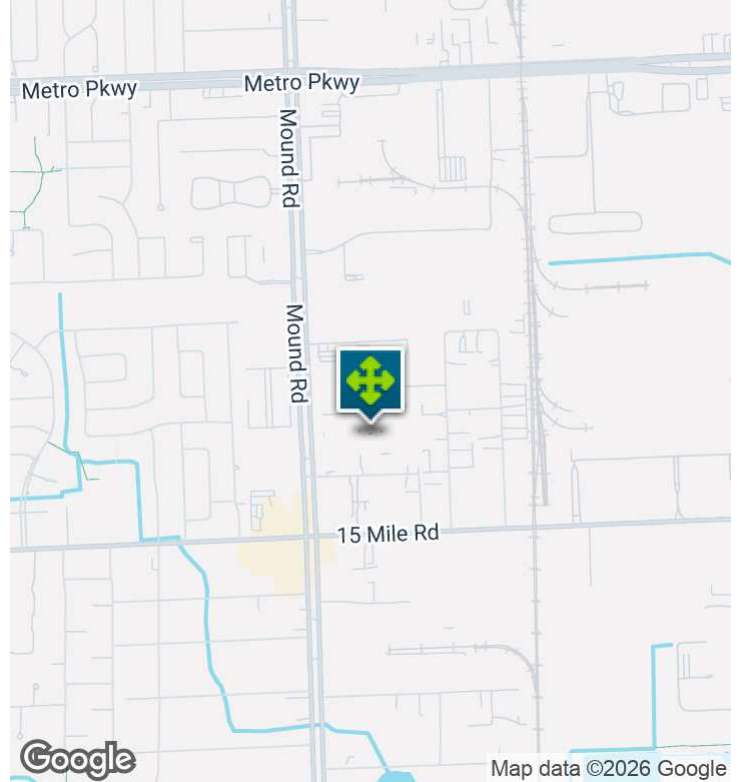
**P.A. COMMERCIAL**  
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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$11.50 SF/YR (GROSS)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	87,500 SF
<b>Available SF:</b>	1,913 SF
<b>Lot Size:</b>	5.74 Acres
<b>Year Built:</b>	1987
<b>Renovated:</b>	2015
<b>Zoning:</b>	Lt Industrial
<b>Market:</b>	Detroit
<b>Submarket:</b>	W of Van Dyke/Macomb
<b>Traffic Count:</b>	76,000

## PROPERTY OVERVIEW

Come join a variety of tenants at the professionally managed/maintained Mound Industrial Commons! There is currently one 1,913 SF industrial space available for lease at 35422 Mound Rd that features a 1,913 SF 100% shop space with no office: (1) bathroom, and 240 Volt | 200 AMP. Clean and freshly refurbished! Low gross lease rate includes taxes, insurance, and exterior maintenance.

## 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

- 1,913 SF Warehouse Unit Available
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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Industrial
<b>Building Size:</b>	87,500 SF
<b>Space Available:</b>	1,913 SF
<b>Shop SF:</b>	1,913 SF
<b>Office SF:</b>	None
<b>Mezzanine SF:</b>	None
<b>Occupancy:</b>	45 Days
<b>Zoning:</b>	Lt Industrial
<b>Lot Size:</b>	5.74 Acres
<b>Parking Spaces:</b>	3
<b>Fenced Yard:</b>	No
<b>Trailer Parking:</b>	No
<b>Year Built / Renovated:</b>	1987
<b>Construction Type:</b>	Block & Steel
<b>Clear Height:</b>	15'
<b>Overhead Doors:</b>	(1) 12' x 14'
<b>Truckwells/Docks:</b>	n/a
<b>Column Spacing:</b>	20'
<b>Power:</b>	220 Volt   200 AMP
<b>Buss Duct:</b>	No
<b>Air Conditioning:</b>	No
<b>Heat Type:</b>	Gas Unit
<b>Lighting:</b>	Fluorescent
<b>Sprinklers:</b>	No
<b>Floor Drains:</b>	No
<b>Taxes:</b>	Landlord Pays



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ADDITIONAL PHOTOS



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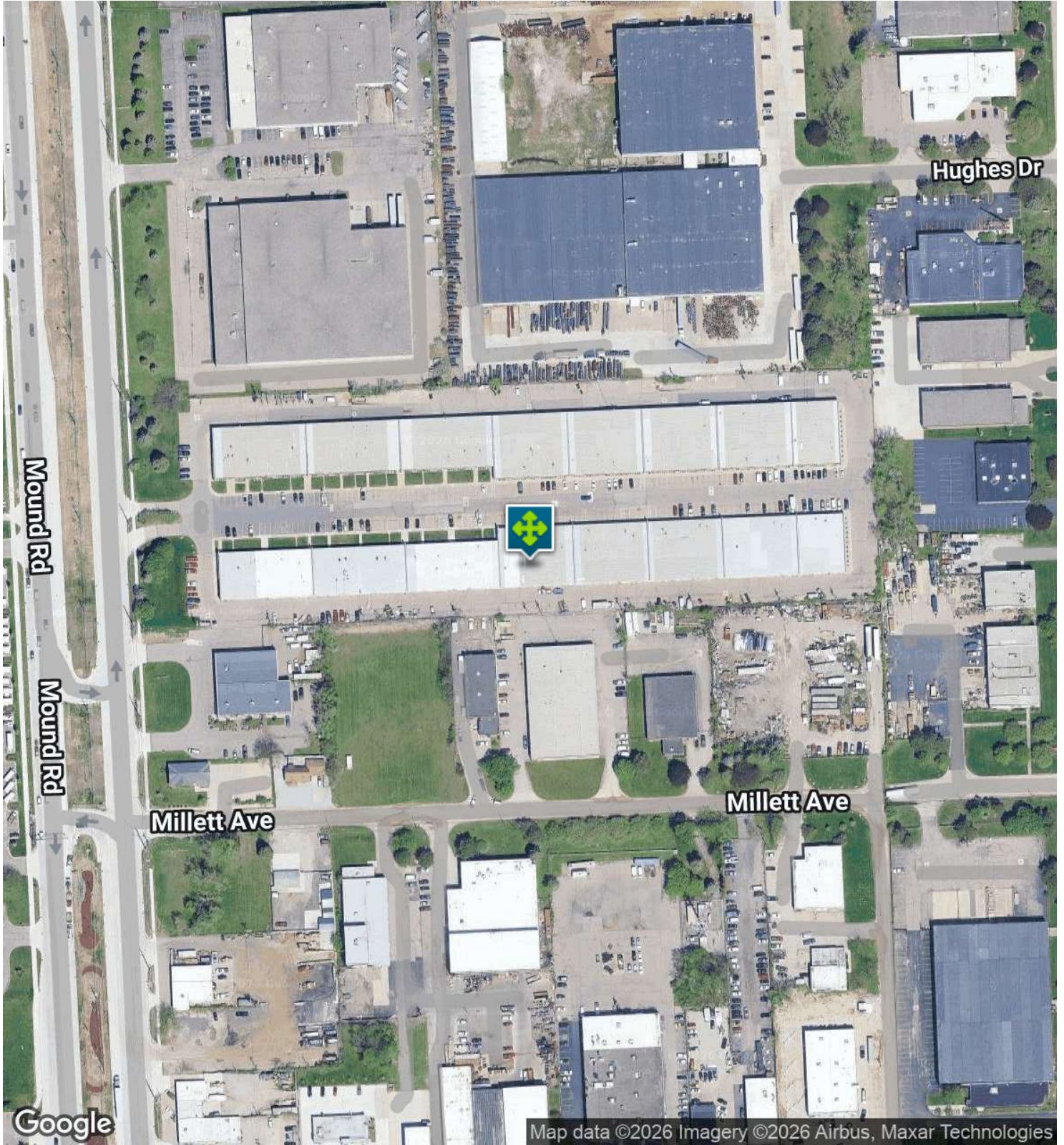
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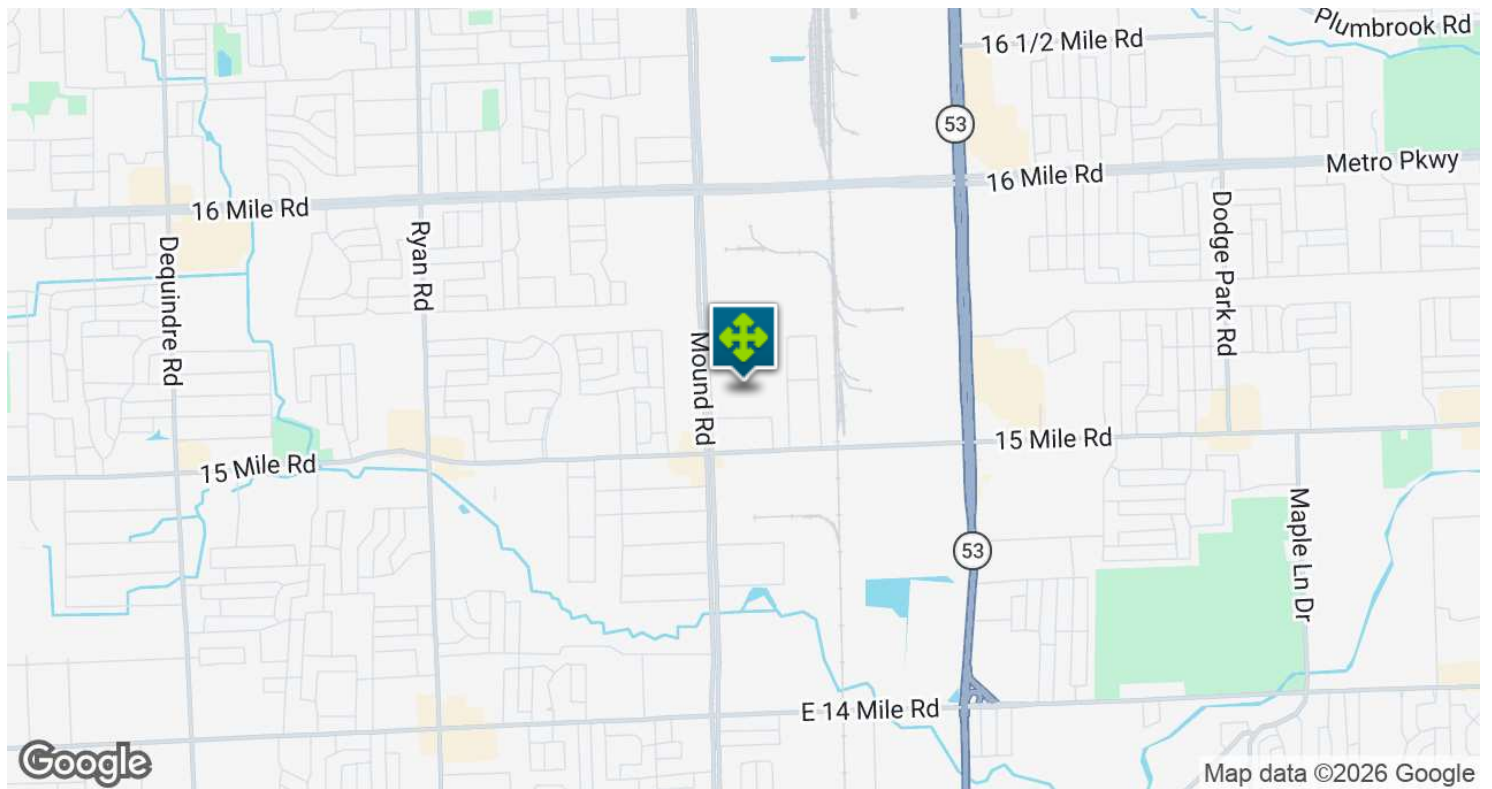
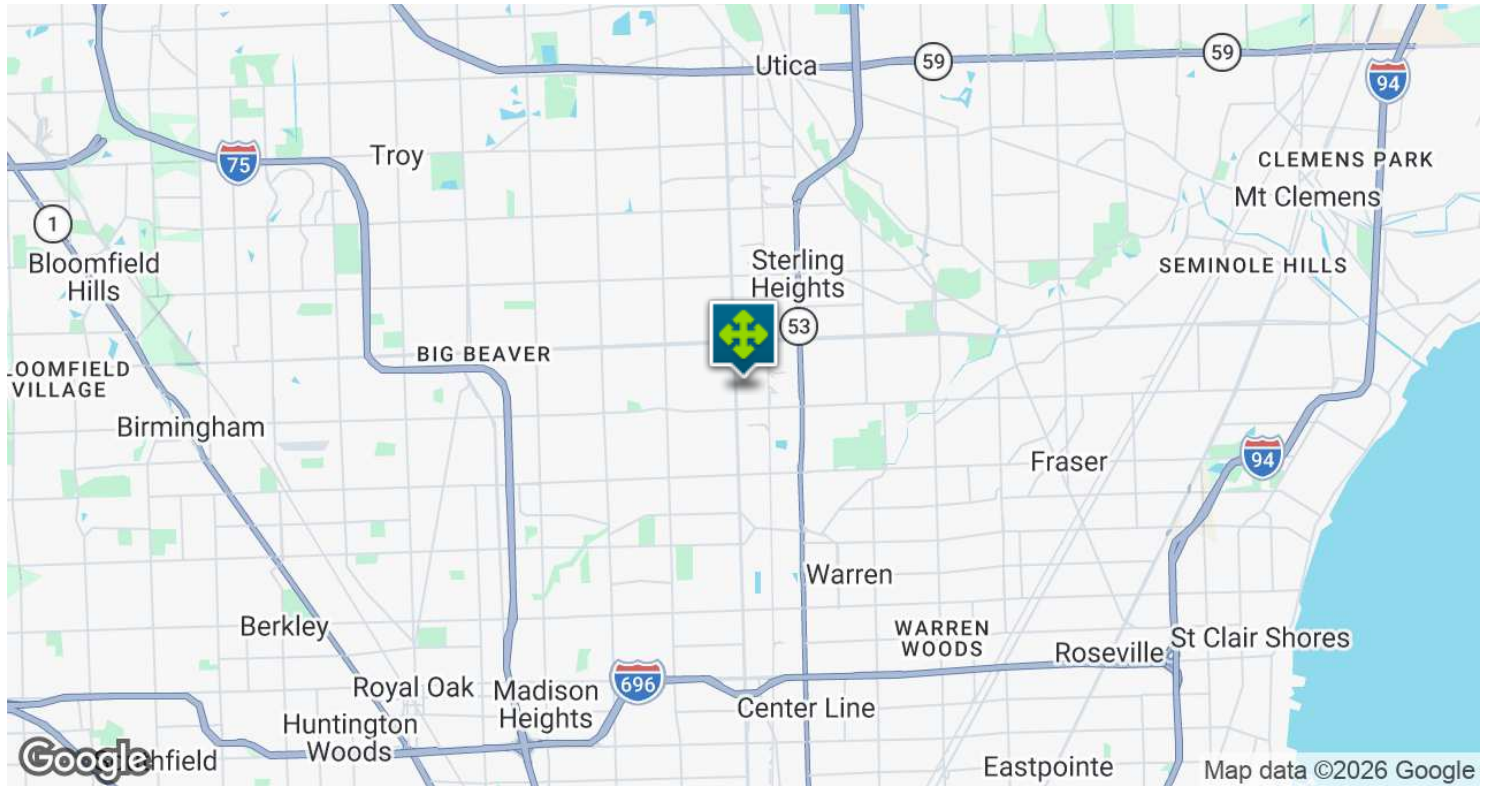
# AERIAL MAP





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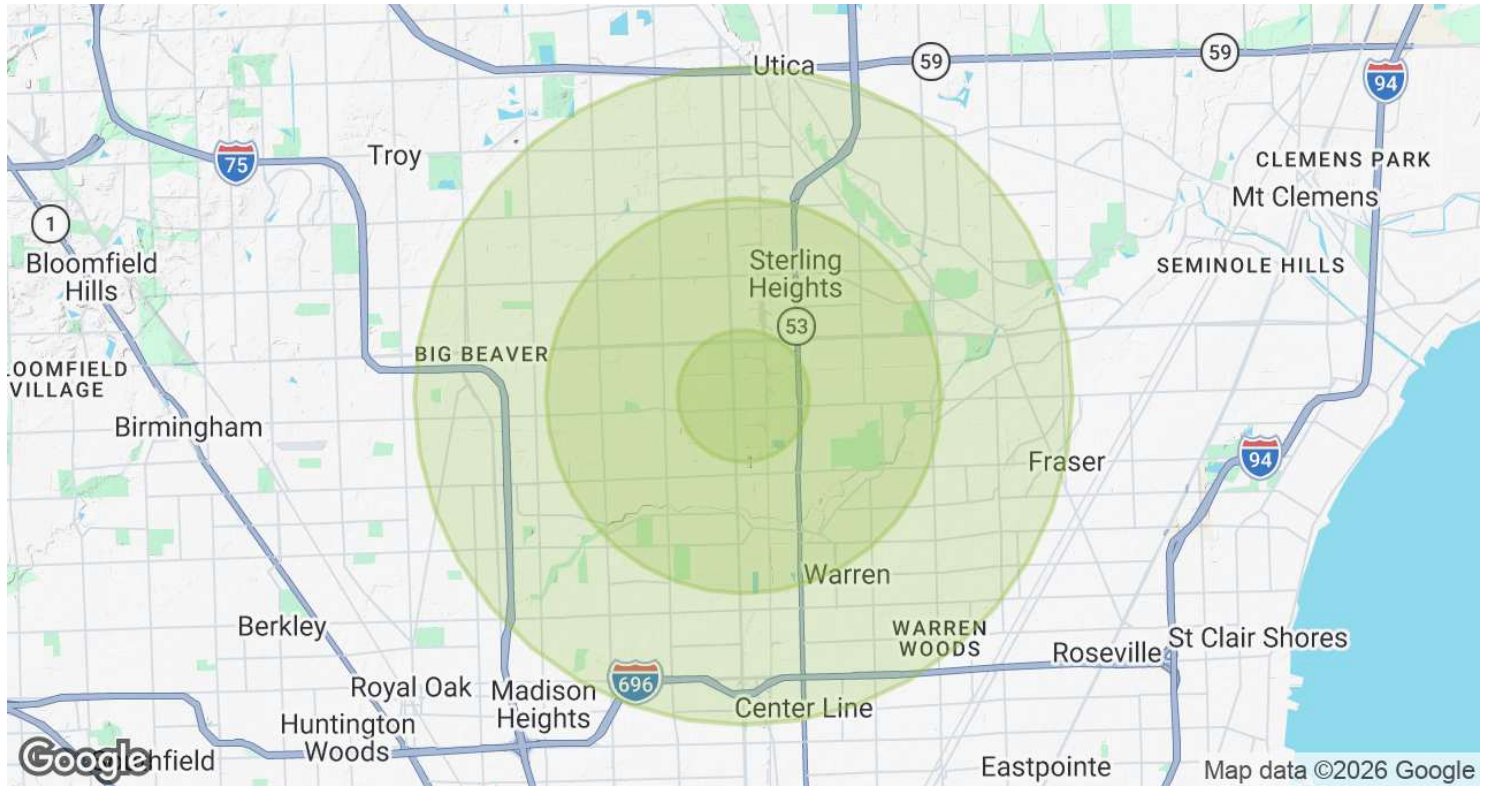
# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	6,798	102,395	269,765
<b>Average Age</b>	41	43	43
<b>Average Age (Male)</b>	40	41	41
<b>Average Age (Female)</b>	42	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,420	38,781	107,006
<b># of Persons per HH</b>	2.8	2.6	2.5
<b>Average HH Income</b>	\$82,074	\$89,635	\$96,345
<b>Average House Value</b>	\$265,523	\$266,573	\$263,275

2020 American Community Survey (ACS)



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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