

INDUSTRIAL PROPERTY // FOR LEASE

16,000 SF WITH 1,500 SF OFFICE 7 1/2-TON CRANE & HEAVY POWER

43555 UTICA RD

STERLING HEIGHTS, MI 48314



- 16,000 SF Industrial Space
- 1,500 SF Office Space
- 20' Clear Height
- Overhead Doors | (1) - 12' x 14' & (1) 14' x 14'
- Heavy Power | 1400 AMP/480 Volt
- 7 1/2-Ton Crane
- 100% Fire Suppressant
- Epoxy Floors



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Corporate & Investment Real Estate

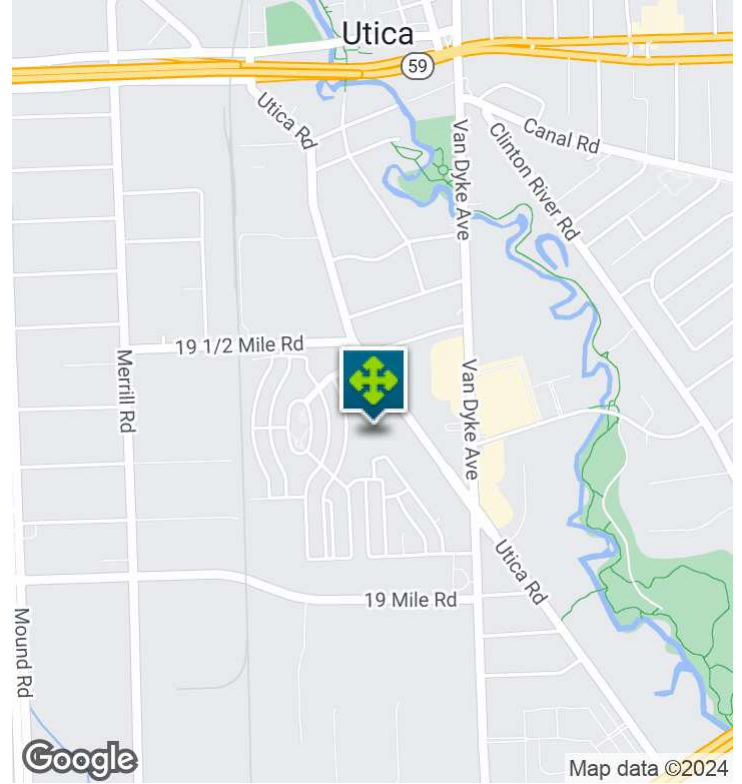
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EXECUTIVE SUMMARY



Lease Rate	\$9.00 SF/YR (NNN)
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OFFERING SUMMARY

Building Size:	16,000 SF
Available SF:	16,000 SF
Lot Size:	1.29 Acres
Year Built:	1993
Zoning:	M-1
Market:	Detroit
Submarket:	W of Van Dyke/Macomb

PROPERTY OVERVIEW

16,000 SF industrial building with 1,500 SF office area, three (3) bathrooms, 1400 AMP/480 Volt with 150' of buss duct, airlines fluorescent lighting, and 7 1/2-ton crane. Is over 8,000 SF of shop area, two (2) boom cranes, one (1) 12' x 14' and (1) 14' x 14' overhead doors, 100% fire suppressant, epoxy floors, and very clean. Fantastic location at Utica Rd & Van Dyke Ave in Sterling Heights. Close to Hall Rd.

LOCATION OVERVIEW

Located on Utica Rd, just west of Van Dyke Ave in Sterling Heights, MI, just a short drive from the vibrant city of Detroit. Situated in a bustling commercial area, the location offers access to a wide array of amenities and attractions, such as Lakeside Mall, a premier shopping destination, and the charming Dodge Park, ideal for outdoor relaxation. With its proximity to major highways and Detroit Metro Airport, the location offers excellent accessibility for both local and out-of-town clients and employees.

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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	16,000 SF
Space Available:	16,000 SF
Shop SF:	15,500 SF
Office SF:	1,500 SF
Mezzanine SF:	1,500 SF
Occupancy:	Immediate
Zoning:	M-1
Lot Size:	1.29 Acres
Parking Spaces:	40
Year Built / Renovated:	1993
Construction Type:	Block
Clear Height:	20'
Overhead Doors:	(1) 12' x 14' (1) 14' x 14'
Truckwells/Docks:	None
Cranes:	(1) 7 1/2-Ton Crane (2) Boom Crans
Column Spacing:	25' x 40'
Power:	480 Volt 1400 AMP
Buss Duct:	Yes 150'
Air Conditioning:	Office
Heat Type:	Tube Radiant
Lighting:	Fluorescent
Sprinklers:	Yes 100% Fire Suppressant
Underhook:	16'
Airlines:	Yes
Taxes:	\$17,600



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ADDITIONAL PHOTOS

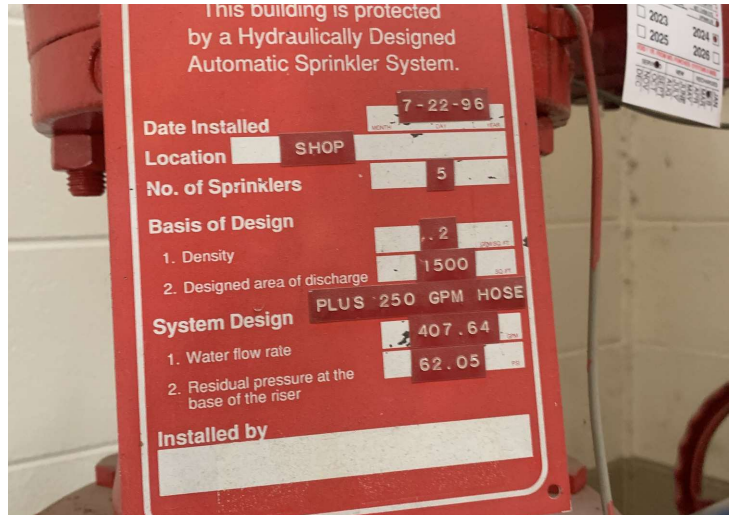
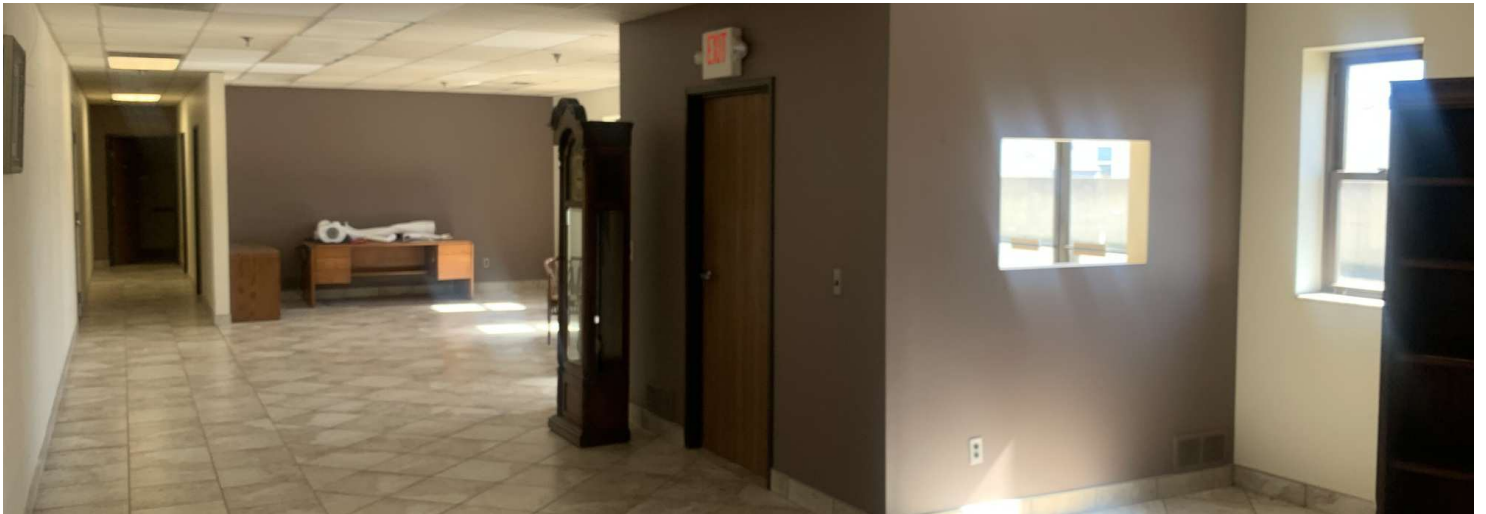


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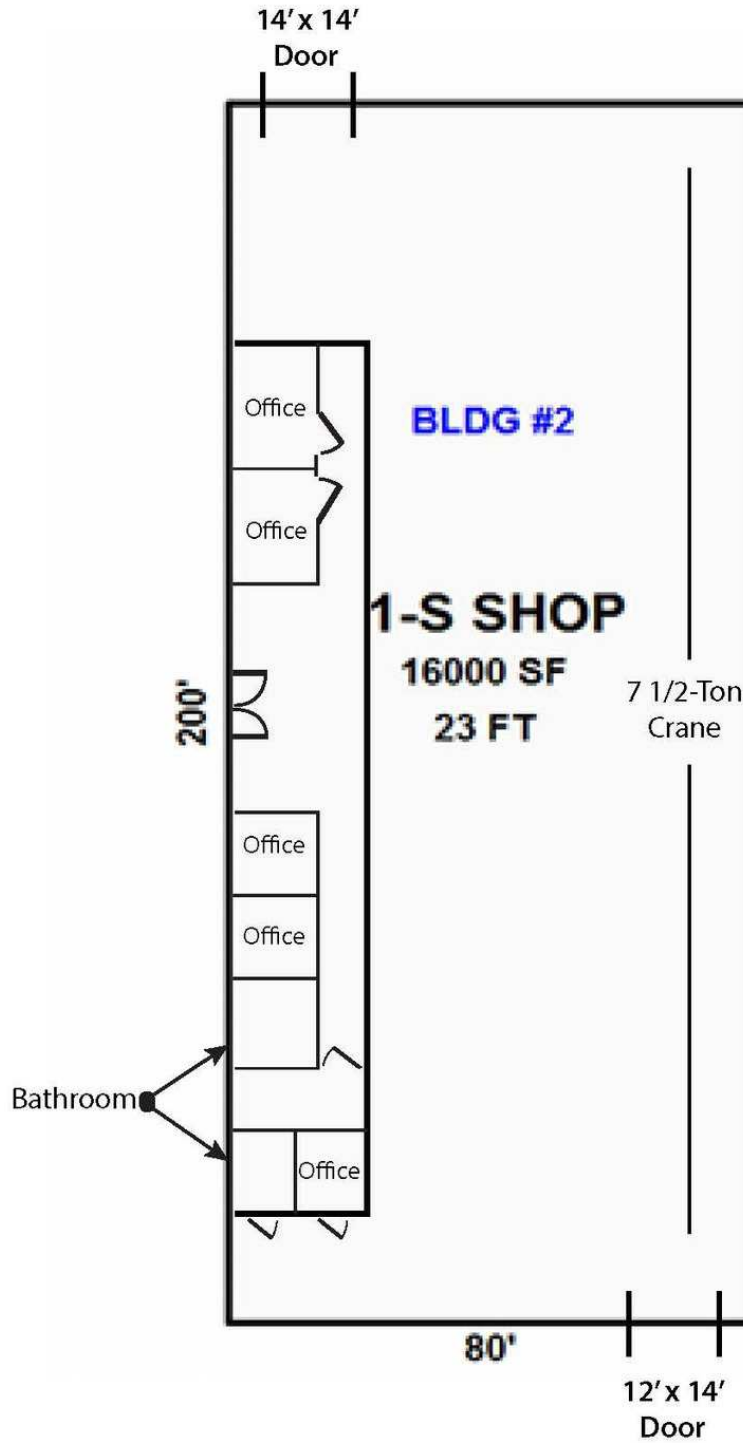


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SITE PLANS



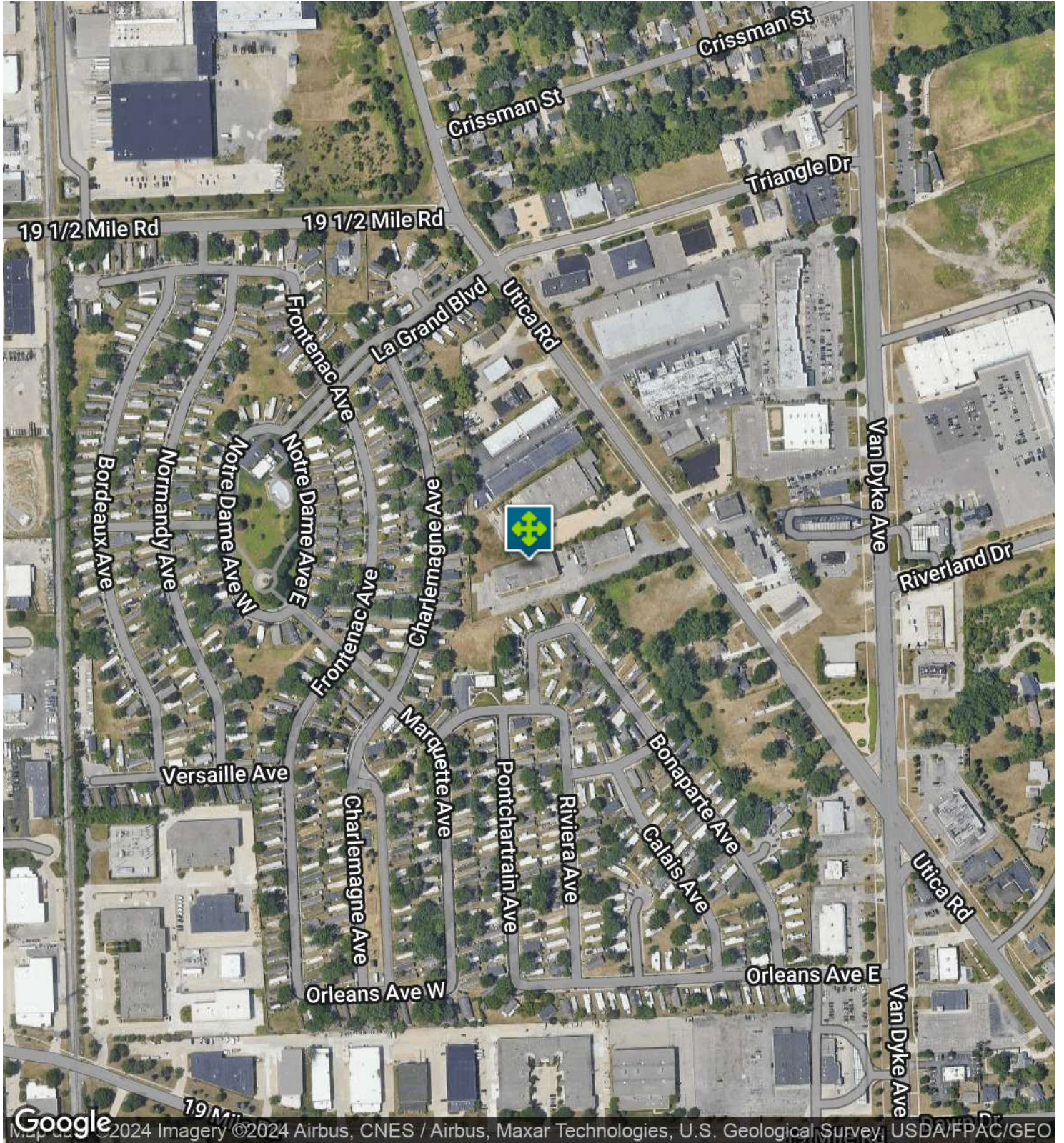
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AERIAL MAP



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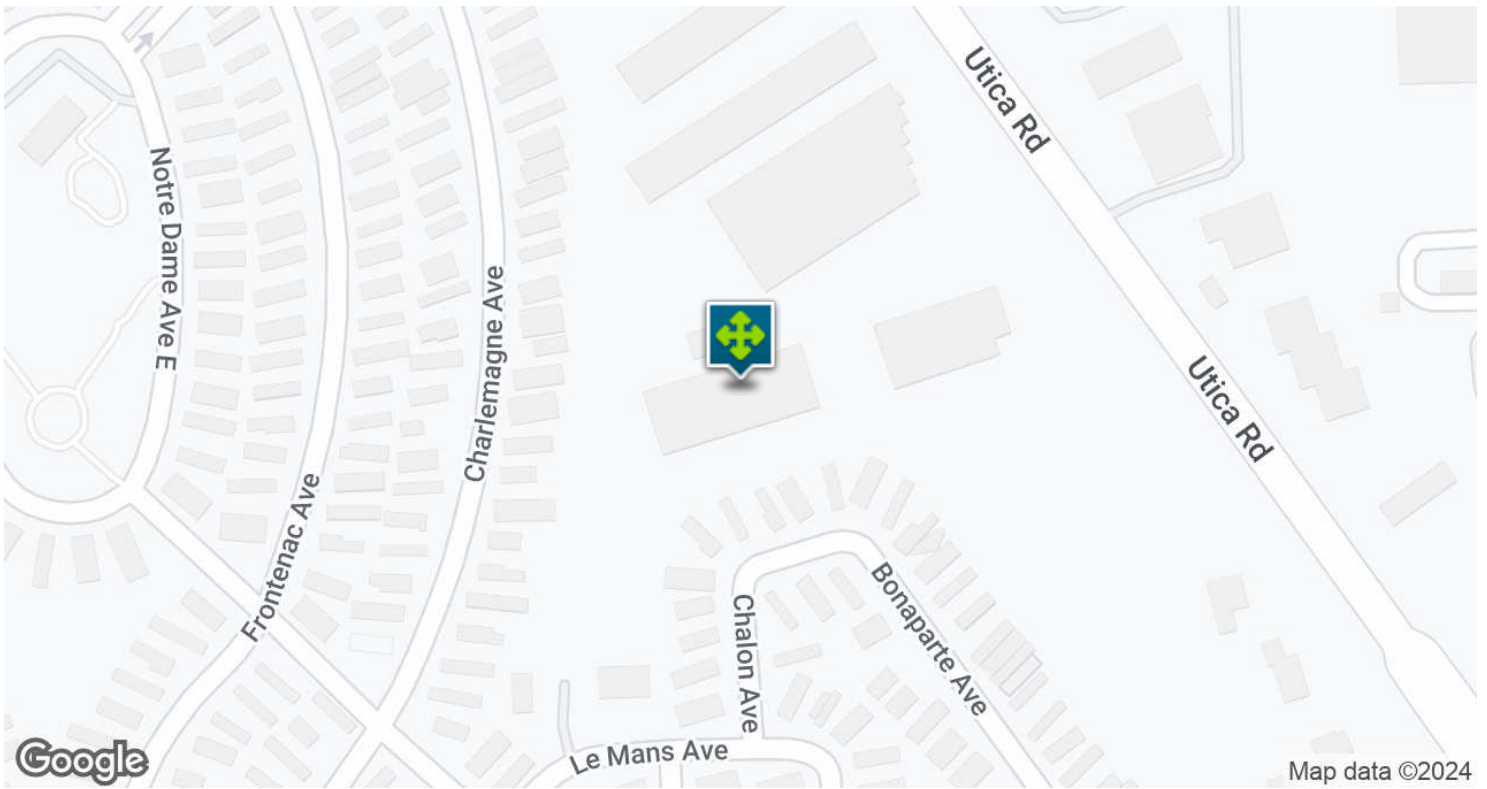
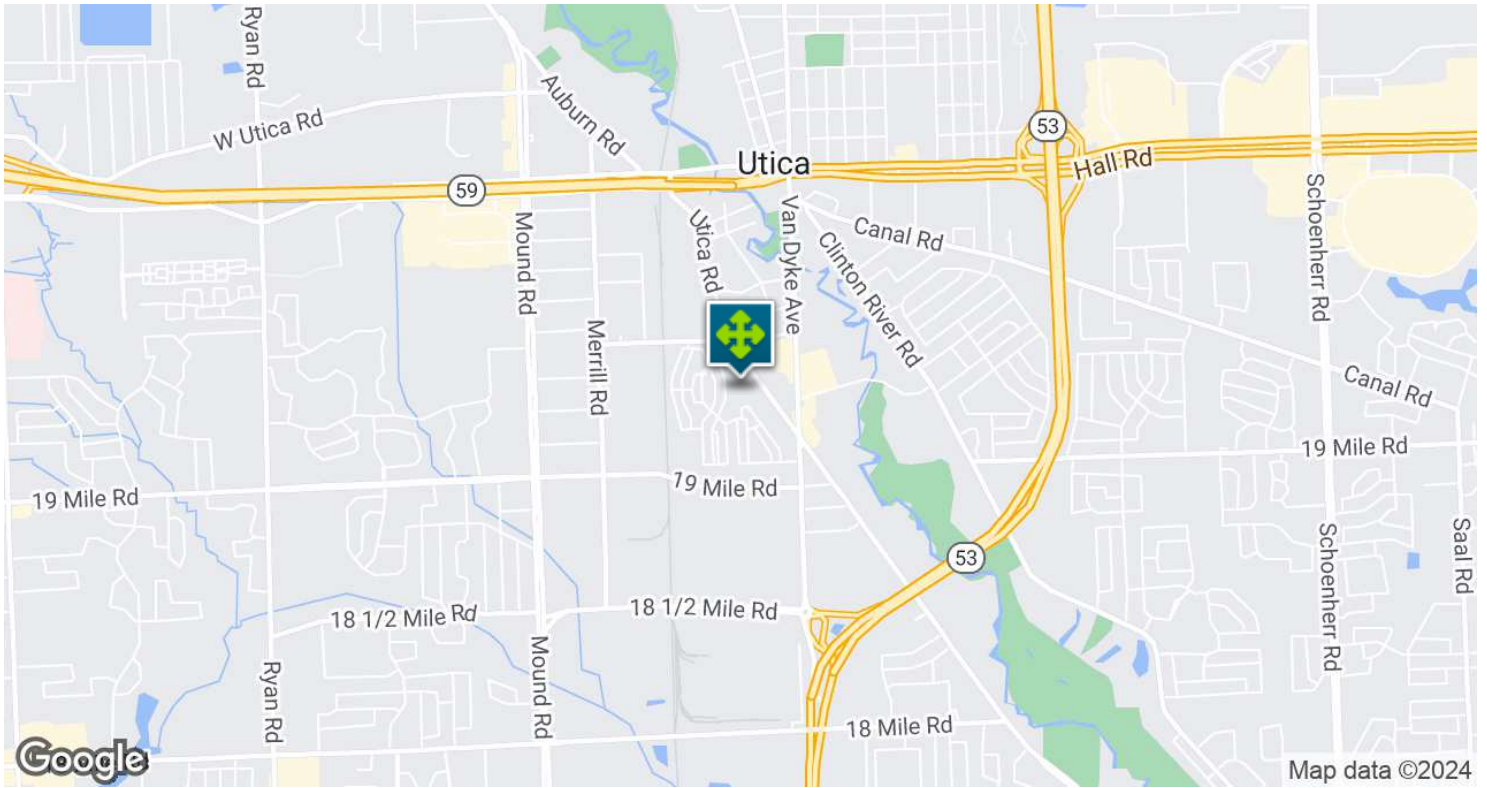


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LOCATION MAP

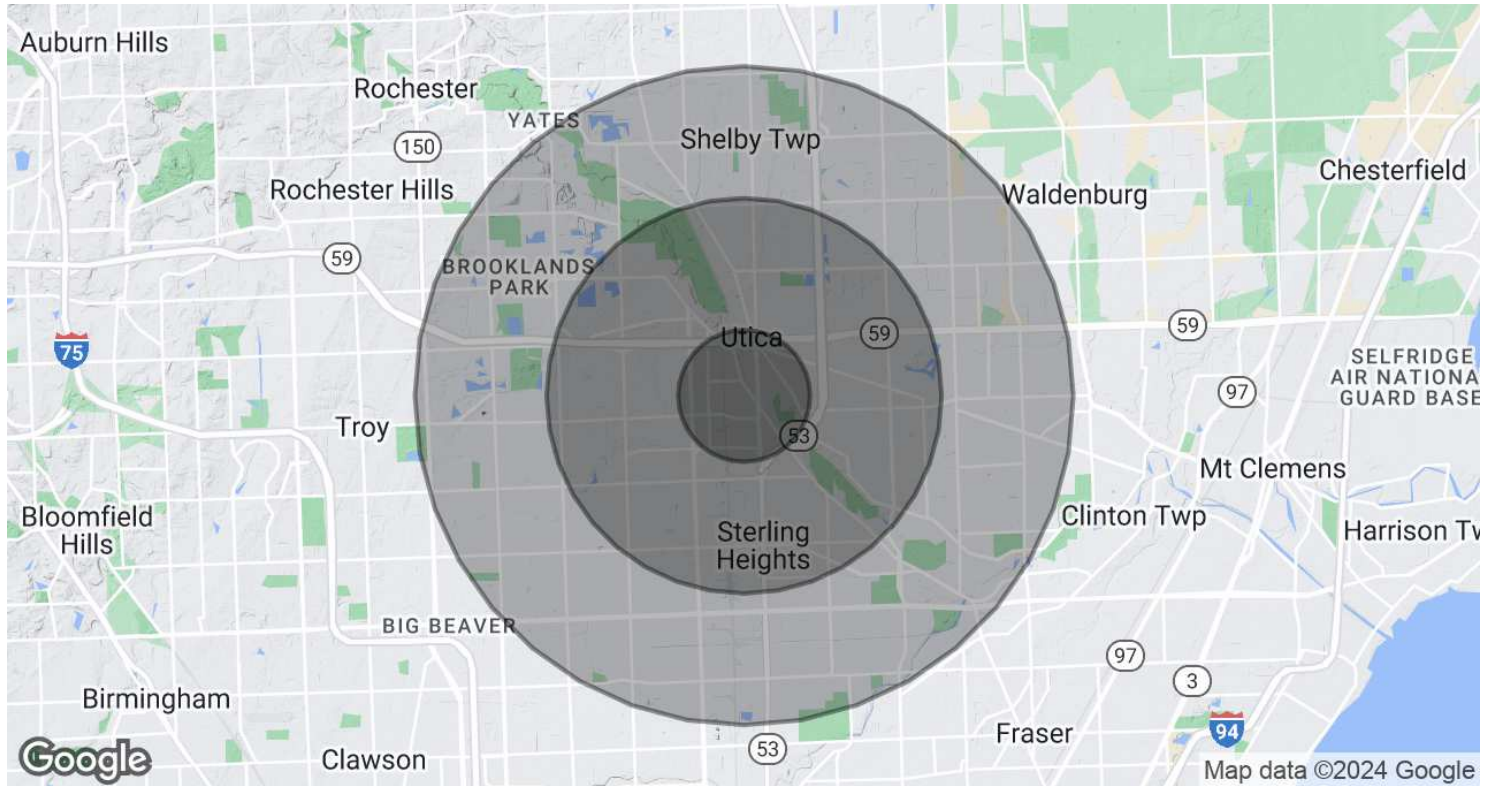


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,629	86,047	251,427
Average Age	41.2	42.7	42.4
Average Age (Male)	37.8	41.0	40.5
Average Age (Female)	43.6	43.9	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,184	36,766	103,249
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$56,163	\$77,126	\$84,838
Average House Value	\$177,478	\$201,420	\$210,126

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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