

INDUSTRIAL PROPERTY // FOR LEASE

4,050 SF AVAILABLE AT MOUND INDUSTRIAL COMMONS

35500-35580 MOUND ROAD
STERLING HEIGHTS, MI 48310



- Unit 35520: 4,050 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

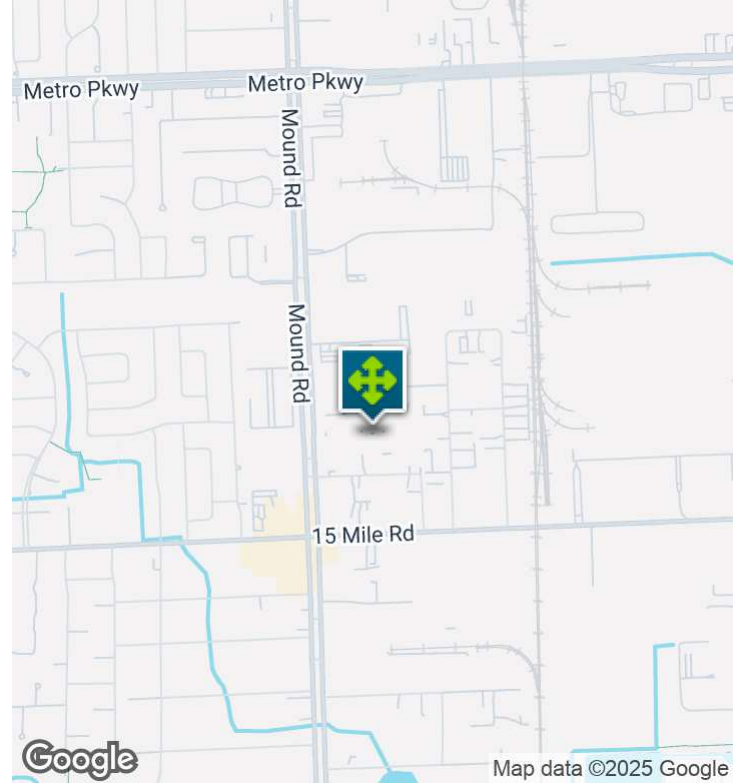


P.A. COMMERCIAL
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EXECUTIVE SUMMARY



Lease Rate	10.25 SF/YR (GROSS)
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OFFERING SUMMARY

Building Size:	87,500 SF
Available SF:	4,050 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 4,050 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

- 4,050 SF Industrial Unit
- 100 % Shop / Warehouse Sapce
- 12' x 14' Overhead Door, 15' Clear
- Fluorescent Lighting | 220-Volt / 200-Amp Power

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INDUSTRIAL DETAILS

Property Type:	Industrial
Unit Available:	35520 Mound Rd
Building Size:	87,500 SF
Space Available:	4,050 SF
Shop SF:	4.050 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



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ADDITIONAL PHOTOS



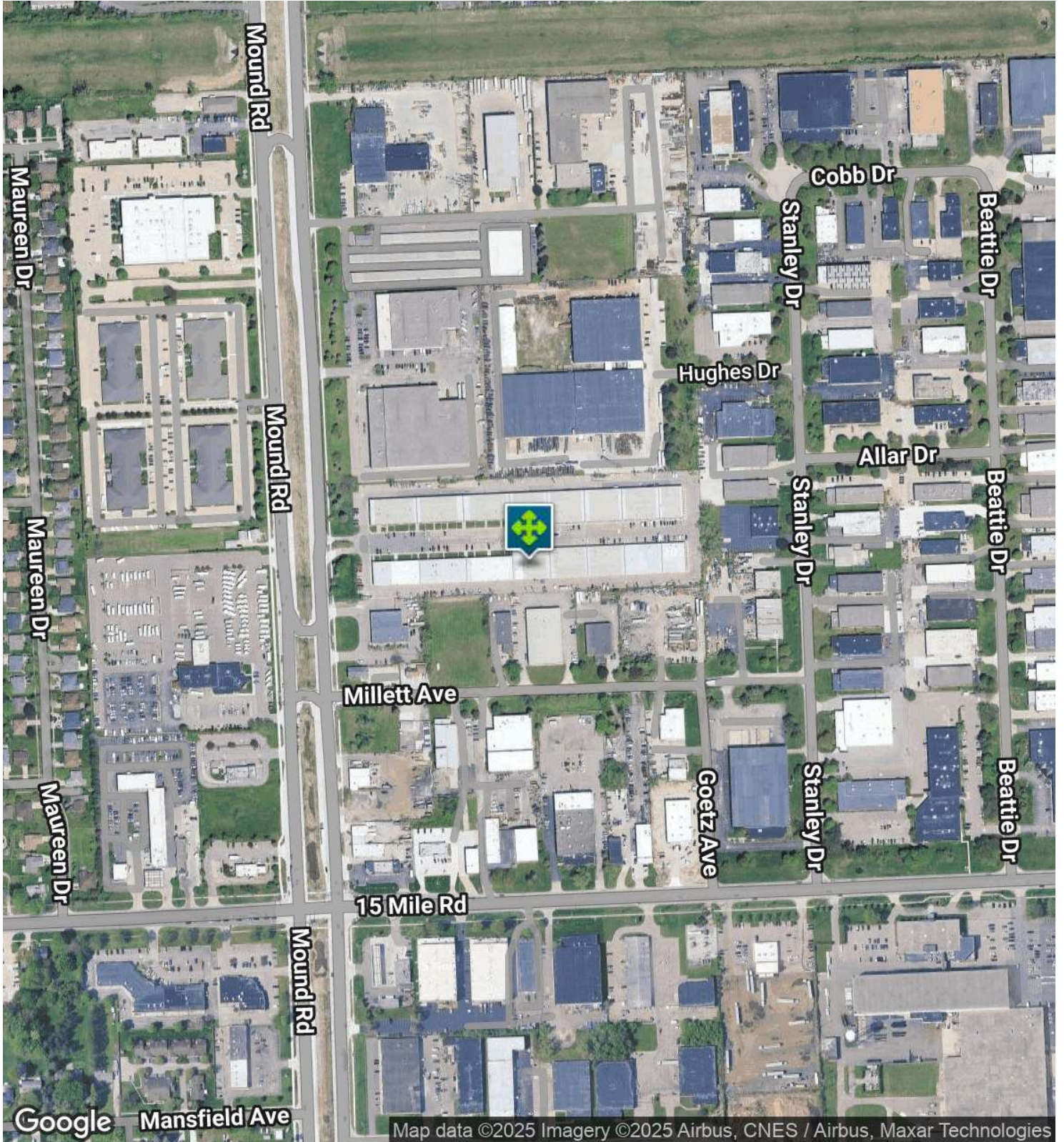
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AERIAL MAP



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies



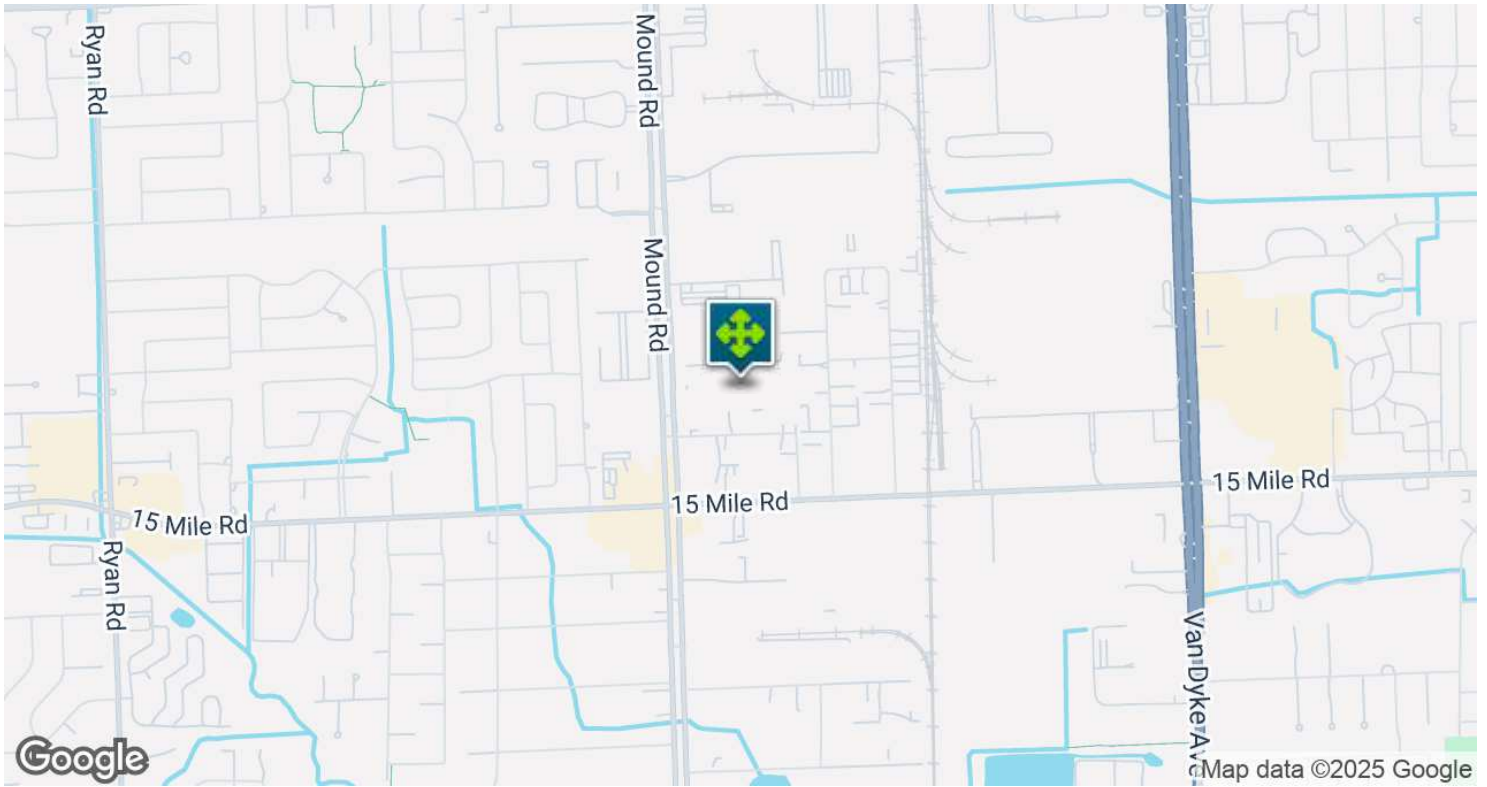
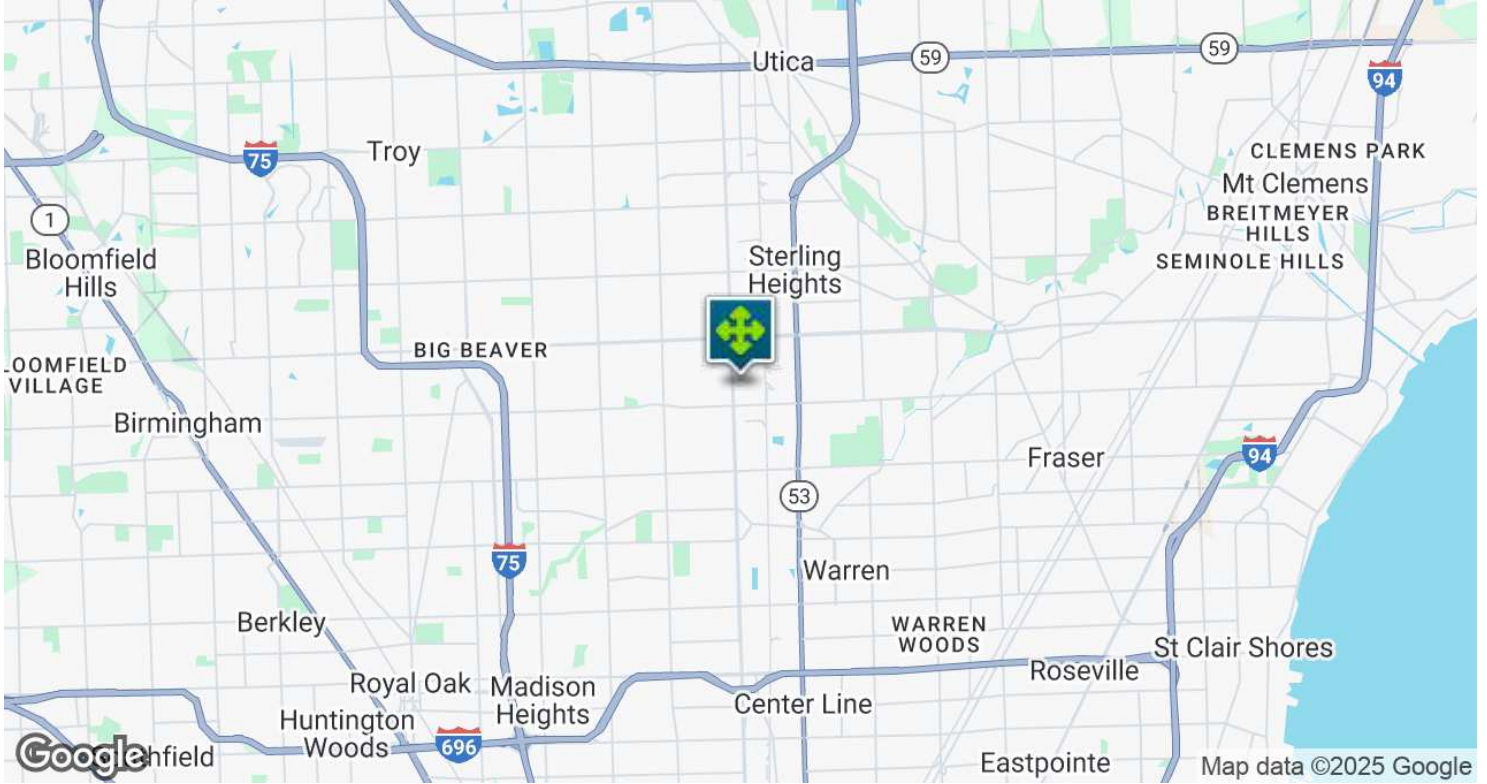
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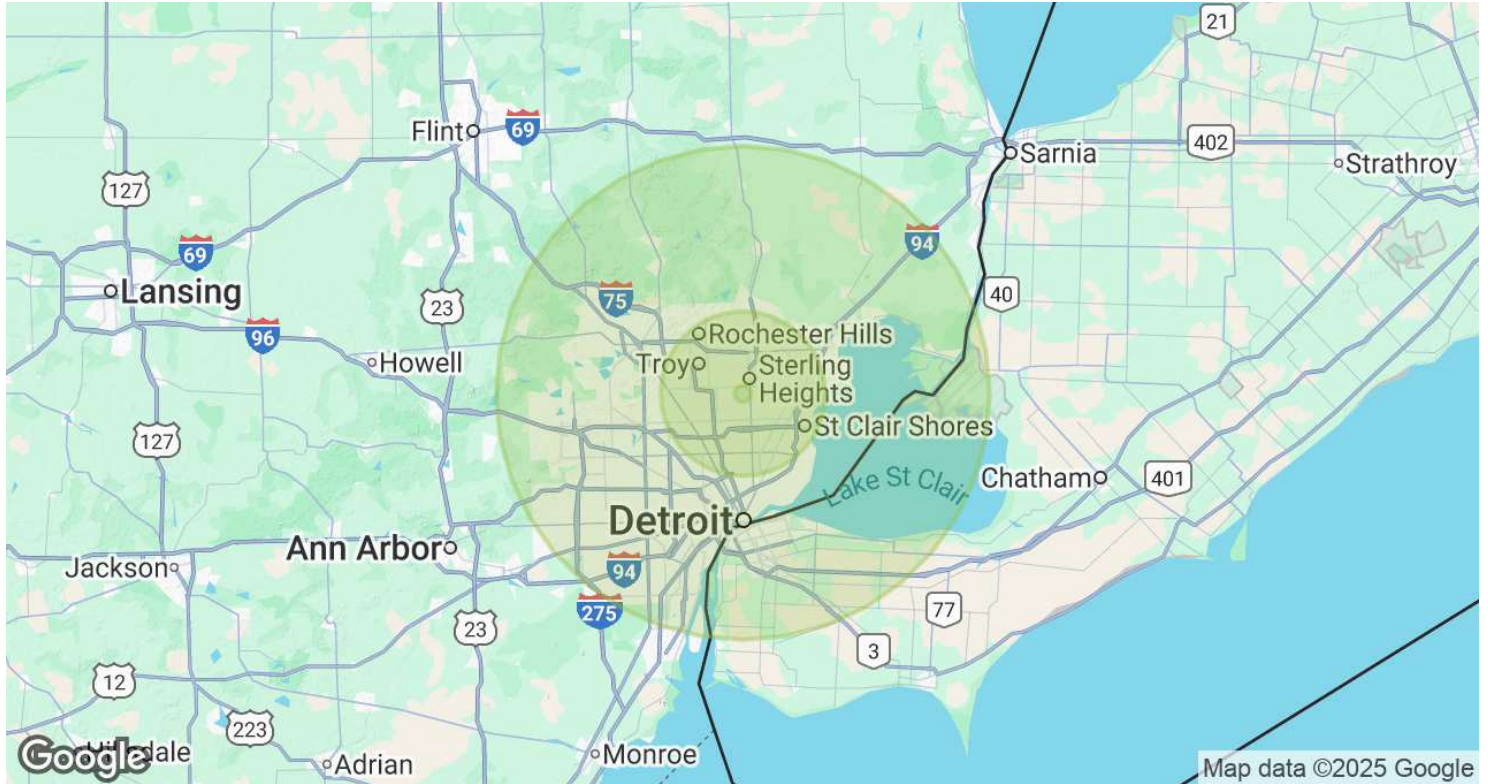
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LOCATION MAP



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)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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