

70528 Korte Road

Bruce Twp, MI

- 14,540 - 29,080 SF For Lease
- New Construction
- Two Exterior Truckwells
- Offices Can be Finished to Suit
- Possible Tax Abatement
- Located Directly off M-53

INDUSTRIAL BUILDING FOR LEASE



12,178 - 24,356 SF of Factory



2,362 - 4,724 SF of Office



Two Exterior Truckwells



FOR MORE INFORMATION:

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Industrial Property Details:

Details:

Intersection:	33 Mile Road/M-53
Freestanding:	Duplex
Year Built:	2025
Frontage:	352'
Depth:	275'
Parking:	29
Total SF:	29,080 SF
Available SF:	29,080 SF
Min/Max SF:	14,540 - 29,080 SF
Office SF:	2,362 - 4,724 SF
Factory SF:	12,178 - 24,356 SF
X-Way Distance:	Directly off M-53
Zoning:	Industrial
Acres:	2.1
Parcel ID:	14-01-36-205-009

Interior:

Ceiling Height:	24'
Bay Size:	Clear Span
Restrooms:	4
Power:	480 Volt 1,000 Amps
Lighting:	LED
Truckwell(s):	2 ext.
Grade Door:	(2) 14'x14'
Heating:	Gas Forced Air
A/C:	Office Only
Sprinklered:	Yes

Economic

Lease/SF:	\$10.50
Lease/Month:	\$25,445.00
Lease Terms:	NNN
Occupancy:	Fall 2025
Status:	Under Construction

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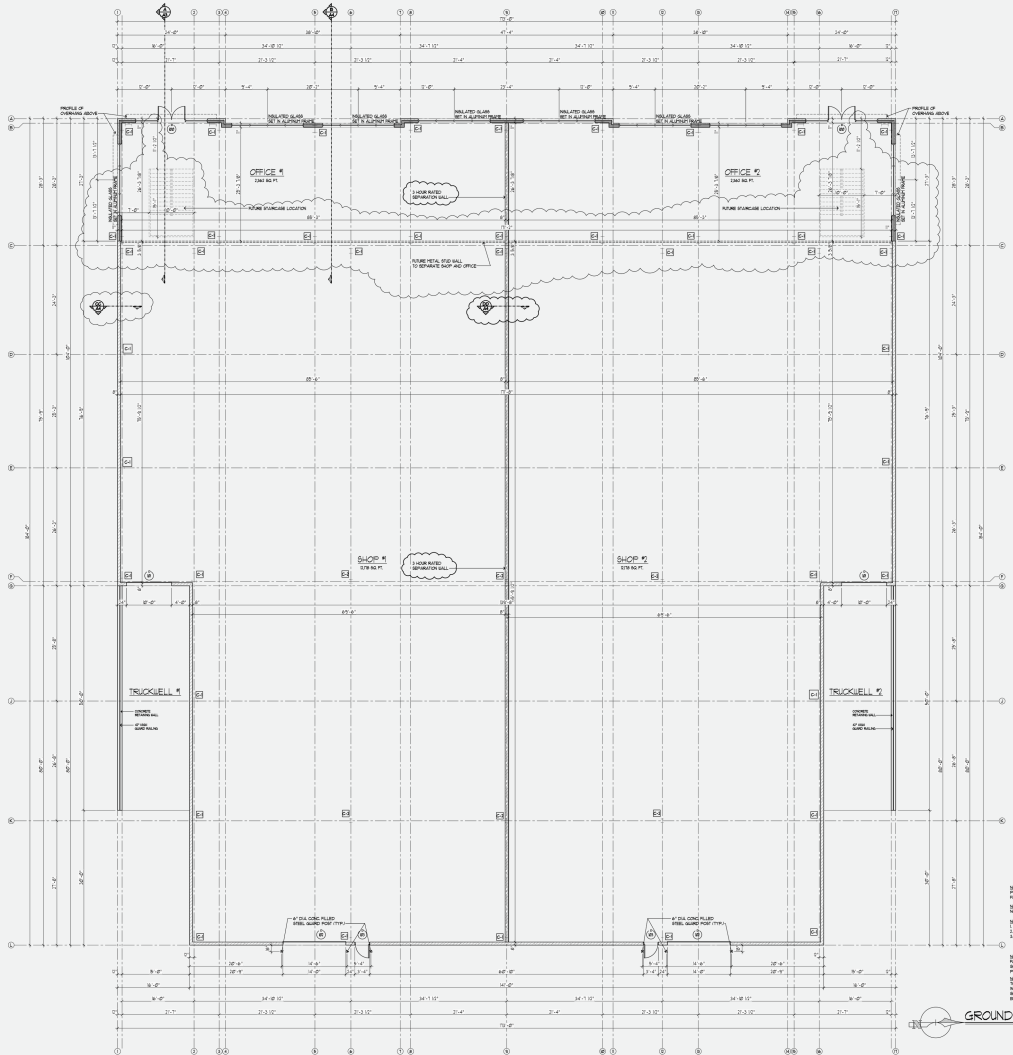
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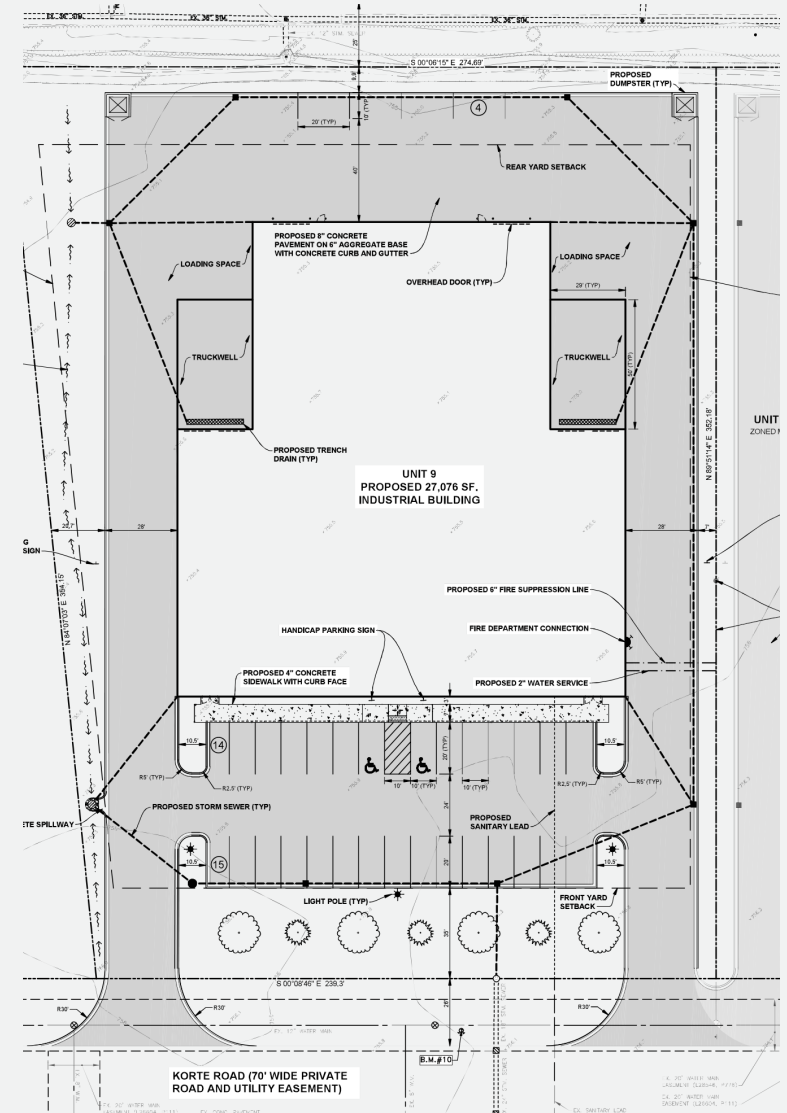
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Floorplan:



Site Plan:

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