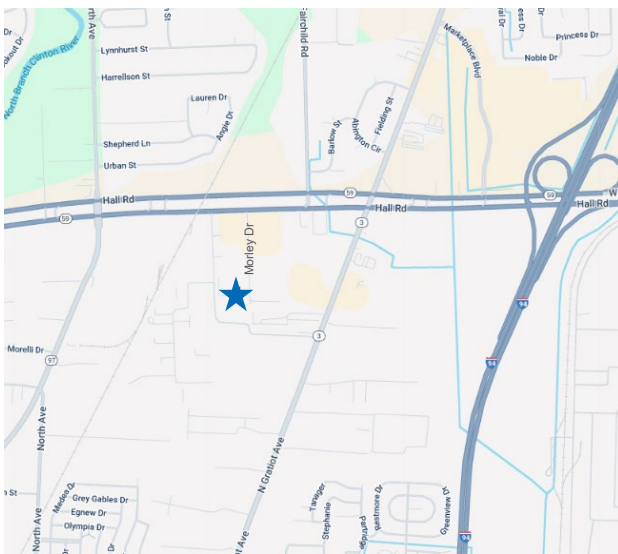




FOR LEASE

44621 Morley Dr

Clinton Township, MI



Property Highlights

- 20,980 total square feet
- 2,940 square foot office area
- 20' clear shop
- Truckwell
- 2 overhead doors
- Situated on a modern industrial street, conveniently accessible from Hall Rd (M-59) and in close proximity to I-94

For information, please contact:

Bob Pagano

Senior Managing Director

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INDUSTRIAL – Lease

44621 Morley Dr
Clinton Township, MI



Total Building Size:	20,980
Total Available:	20,980
Age:	2000
Factory:	18,040
Office:	2,940
Minimum Divisible:	20,980
Zoned:	I-1 (Light Industrial)

Lease Rate:	\$7.95/sf NNN
Monthly Rate:	\$17,046.25
Taxes (2024):	\$41,866.29 / \$2.00/SF

Property Details

Acreage:	1.378	Power:	400 A / 240 V
Frontage:	186'	Buss:	No
Depth:	336'	Lights:	LED
Parking:	42	Truckwell:	1
Expandable:	No	Grade Door:	2 (12' x 14')
Storage:	Possible	Heating:	Radiant Tube
Clearance:	20'	A/C:	Office
Bay Size:	59'	Sprinklered:	Yes
Lavatories:	(1) Office; (2) Shop	Airlines:	No
Crane:	No	Compressor:	No
Underhook:	N/A	Floordrains:	Yes

Additional Information:

Exceptional and versatile facility. Customizable office space that can be partitioned according to the tenant's specifications. Located on a modern industrial street, providing direct access to Hall Road (M-59) and near I-94. 441 SF mezzanine area, skylights, and a prominent monument sign.

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