

70831 Korte Road

Bruce Township, MI

- 33,653 Square Feet
- Double Exterior Truckwell
- 1,000 Amps of 480 Volt Power
- Office can be Finished to Suit
- Tax Abatement Available
- Excellent Ceiling Height
- Located Directly off M-53
- Versatile Layout Design to Accommodate Both Warehouse and Manufacturing Uses

INDUSTRIAL BUILDING FOR LEASE



30,200 SF of Factory



3,453 SF of Office



Two Truckwells



FOR MORE INFORMATION:

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Industrial Property Details:

Details:

Intersection:	33 Mile Rd/M-53
Year Built:	2026
Parking:	34 Spaces
Total SF:	33,653 SF
Office SF:	3,453 SF
Factory SF:	30,200 SF
X-Way Distance:	Directly off M-53
Zoning:	Industrial
Acres:	2.166
Frontage:	333'
Depth:	283'

Interior:

Ceiling Height:	24'
Bay Size:	55'
Restrooms:	4
Power:	480 Volt 1,000 Amps
Exterior Truckwells:	2
Lighting:	LED
Grade Door:	(2) 12'x14'
Heating:	Cambridge
A/C:	Office Only
Overhead Crane:	Prepped

Economic:

Lease/SF:	\$10.50
Lease/Month:	\$29,446.36
Lease Terms:	NNN
Occupancy:	Immediate
Taxes:	Abatement Possible

Notes: Newly constructed first class facility. Additional 3,453 SF of mezzanine storage can be built out if needed. Property qualifies for a real estate tax abatement.

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