

FOR LEASE
FREESTANDING WAREHOUSE

43590 ELIZABETH RD, CLINTON TOWNSHIP, MI 48036



STRATEGICALLY POSITIONED WITHIN MACOMB COUNTY'S MANUFACTURING & DISTRIBUTION CORRIDOR

ECODE #1061

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

PROPERTY DETAILS

LOCATION:	43590 Elizabeth Rd Clinton Township, MI 48036
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
RENT:	\$8.50/SF NN
NN EXPENSE:	\$3.00/SF (Self Cam)
PROPERTY TAXES:	\$41,813.00
BUILDING SIZE:	25,125 SF
LOT SIZE:	3.91 AC
LOT DIMENSIONS:	Irregular (See plat)
AVAILABLE SPACE:	25,125 SF
ZONING:	I-1

\$8.50/SF NN

RENT

\$3.00/SF (SELF CAM)

NN

HIGHLIGHTS

- 25,125 SF freestanding industrial building available immediately for sublease
- Current tenant's lease expires 7/31/2031
- Clinton Twp location near Hall Road / M-59 with easy access to Groesbeck Hwy, M-59, and I-94
- Ample on-site parking with multiple curb cuts, efficient truck access and loading layout
- One (1) truck well and three (3) grade-level loading doors
- Office area & warehouse/shop space that includes:
 - Kitchen area
 - Multiple restrooms
 - Conference room area
- 27' Clear Height
- Well-suited for warehouse, distribution, light manufacturing, or service-based users

EXCLUSIVELY LISTED BY:



**LOUIS J.
CIOTTI**

Managing Principal
lcotti@landmarkcres.com
248 488 2620



**ALESSANDRO D.
BORTOLOTTI**

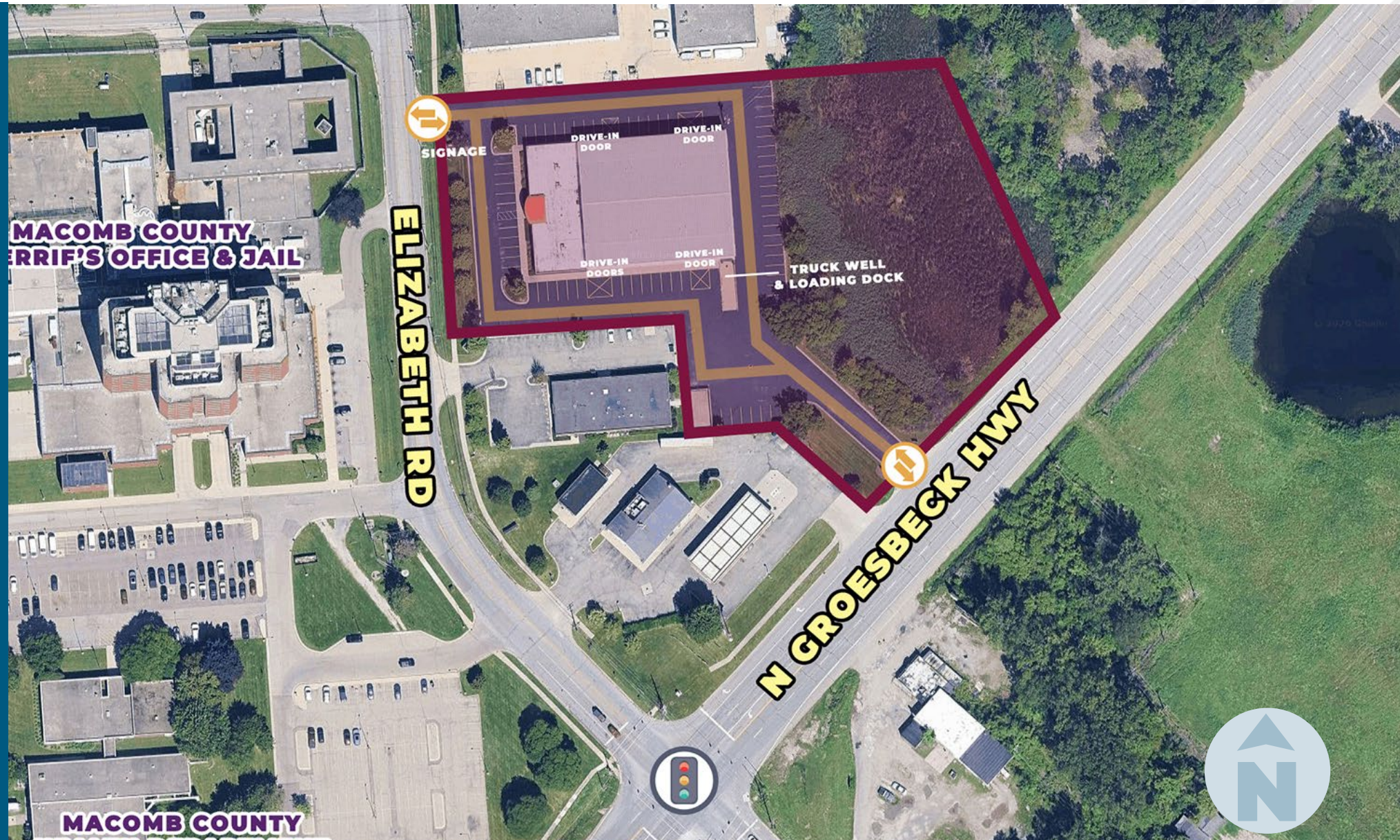
Associate
abortolotti@landmarkcres.com
248 488 2620

PLAT

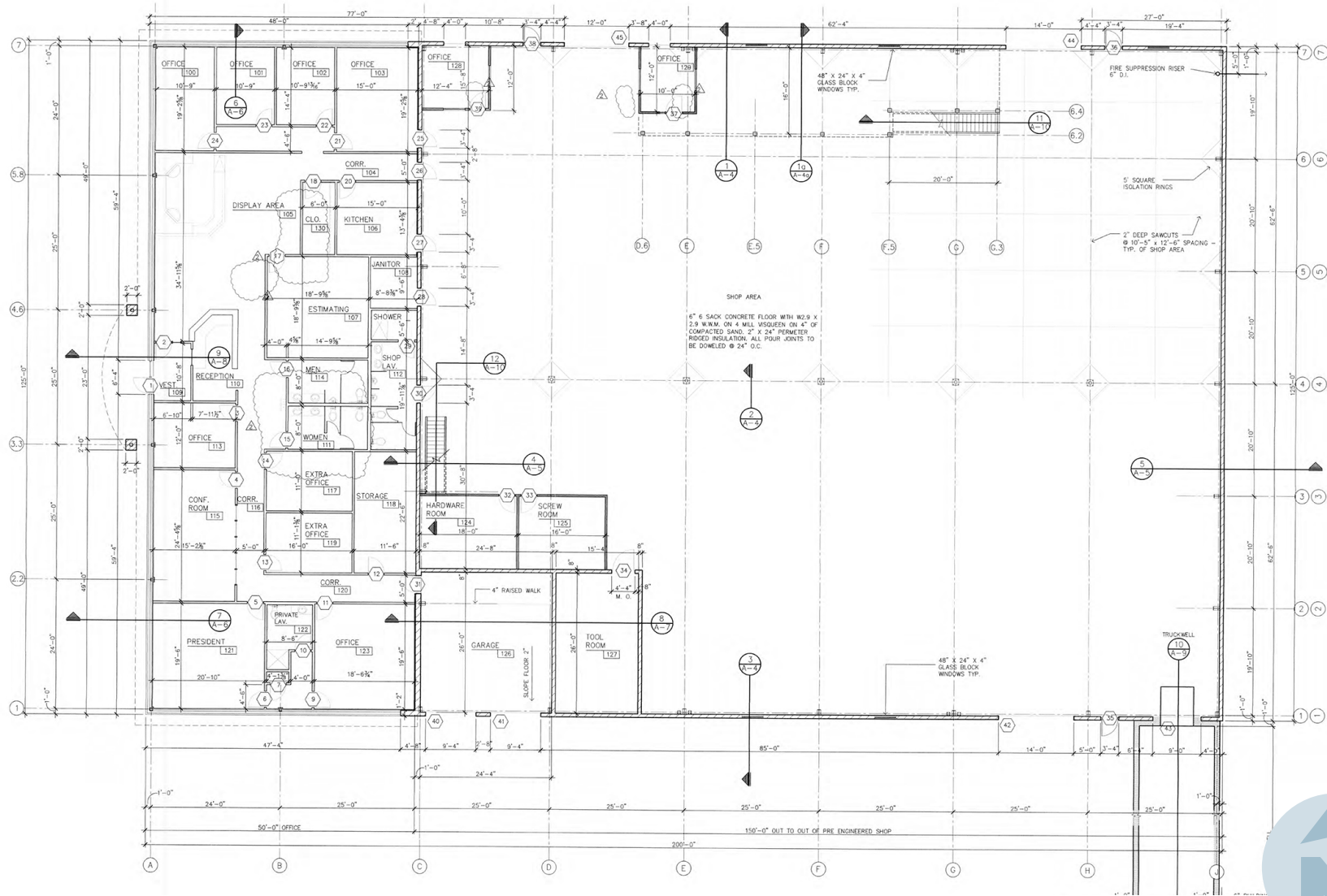


PARCEL ID: 11-02-376-017

MICRO AERIAL

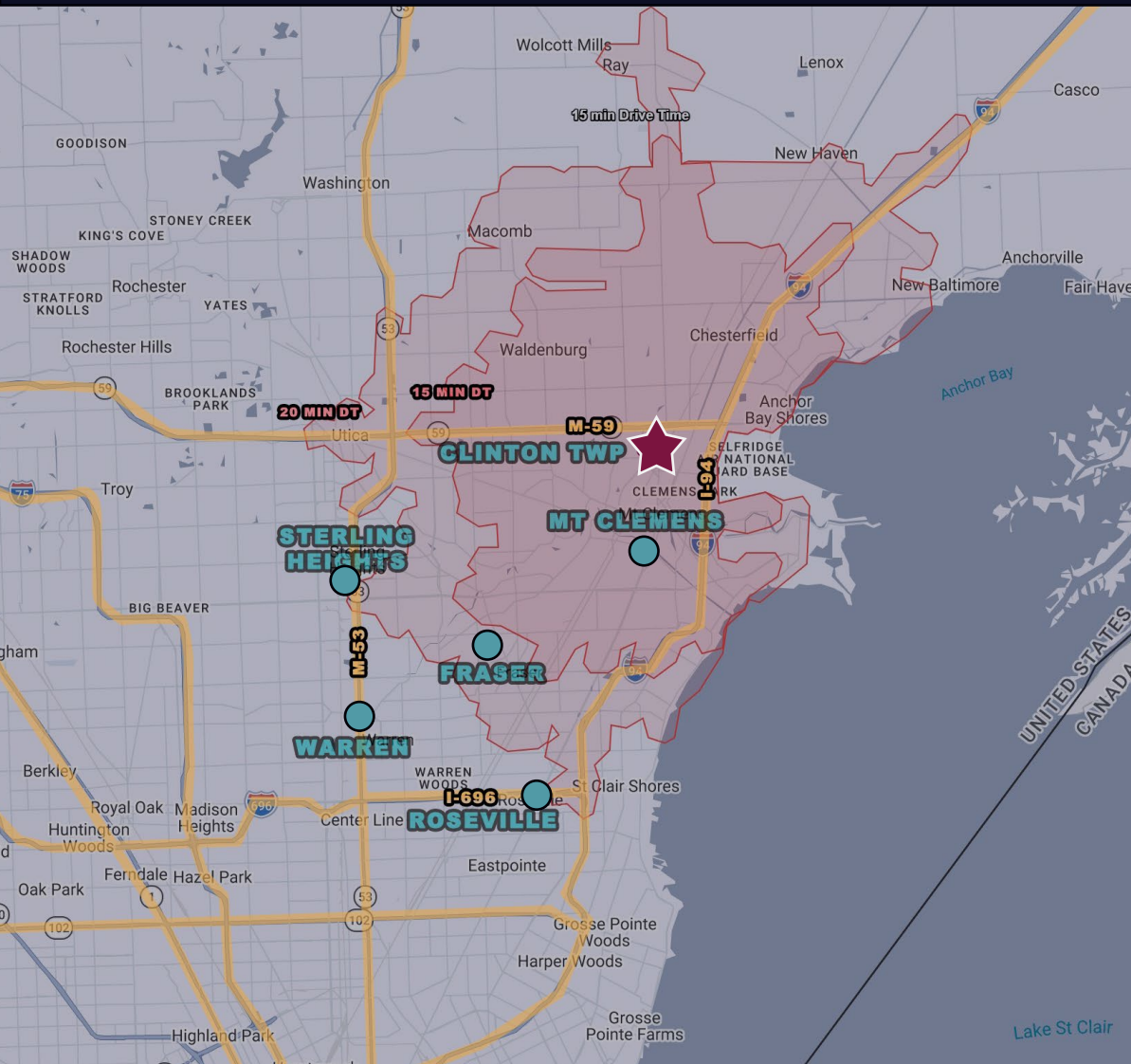


FLOOR PLAN



MACOMB COUNTY'S MANUFACTURING & DISTRIBUTION CORRIDOR

STRATEGICALLY POSITIONED WITHIN MACOMB COUNTY'S MANUFACTURING & DISTRIBUTION CORRIDOR



SUBJECT SITE

43590 Elizabeth Rd, Clinton Township, MI 48036

REGIONAL MARKET ACCESS

DESTINATION	DRIVE-TIME
MT CLEMENS	~ 10 MIN
STERLING HEIGHTS	~ 15 MIN
TROY	~ 25 MIN
DETROIT	~ 35 MIN
OAKLAND COUNTY	~ 30 MIN
DETROIT METRO AIRPORT	~ 45 MIN



NEARBY INDUSTRIAL CONCENTRATIONS

CLINTON TWP
STERLING HEIGHTS
FRASER
WARREN
ROSEVILLE
MT CLEMENS

ACCESS TO MACOMB COUNTY'S LABOR FORCE

242,073
POP DENSITY
15 MIN DRIVE-TIME

426,131
POP DENSITY
20 MIN DRIVE-TIME

SITE PHOTOS



STRONG CURB APPEAL & SIGNAGE

SITE PHOTOS



TRUCKWELL AND MULTIPLE GRADE-LEVEL LOADING DOORS

SITE PHOTOS



SITE PHOTOS

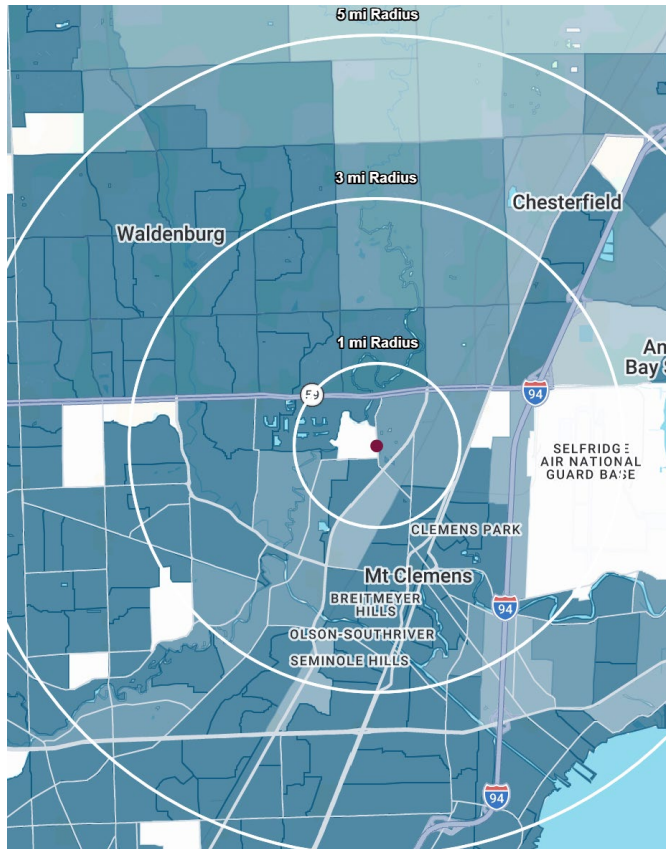


WAREHOUSE SPACE



OFFICE SPACE

DEMOGRAPHICS



FREESTANDING WAREHOUSE

43590 Elizabeth Rd, Clinton Township, MI 48036

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2026 Estimated Population	7,525	80,133	222,964
2031 Projected Population	7,548	81,232	226,060
2020 Census Population	7,310	78,010	218,118
2010 Census Population	7,218	72,262	206,908
Projected Annual Growth 2026 to 2031	-	0.3%	0.3%
Historical Annual Growth 2010 to 2026	0.3%	0.7%	0.5%

HOUSEHOLDS

2026 Estimated Households	3,296	32,835	94,087
2031 Projected Households	3,330	33,506	95,989
2020 Census Households	3,090	31,283	90,219
2010 Census Households	2,605	27,677	83,248
Projected Annual Growth 2026 to 2031	0.2%	0.4%	0.4%
Historical Annual Growth 2010 to 2025	1.7%	1.2%	0.8%

RACE

2026 Est. White	69.2%	74.1%	76.3%
2026 Est. Black	21.8%	16.3%	14.4%
2026 Est. Asian or Pacific Islander	2.8%	3.8%	4.0%
2026 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2026 Est. Other Races	6.0%	5.6%	5.1%

INCOME

2026 Est. Average Household Income	\$84,263	\$116,927	\$115,732
2026 Est. Median Household Income	\$65,244	\$94,159	\$91,878
2026 Est. Per Capita Income	\$37,102	\$47,976	\$48,912

BUSINESS

2026 Est. Total Businesses	423	2,710	6,842
2026 Est. Total Employees	5,236	33,138	79,270

CONTACT US



**LOUIS J.
CIOTTI**

Managing Principal

lciotti@landmarkcres.com

248 488 2620



**ALESSANDRO D.
BORTOLOTTI**

Associate

abortolotti@landmarkcres.com

248 488 2620

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

LANDMARK COMMERCIAL REAL ESTATE SERVICES – Licensed Real Estate Brokers. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.