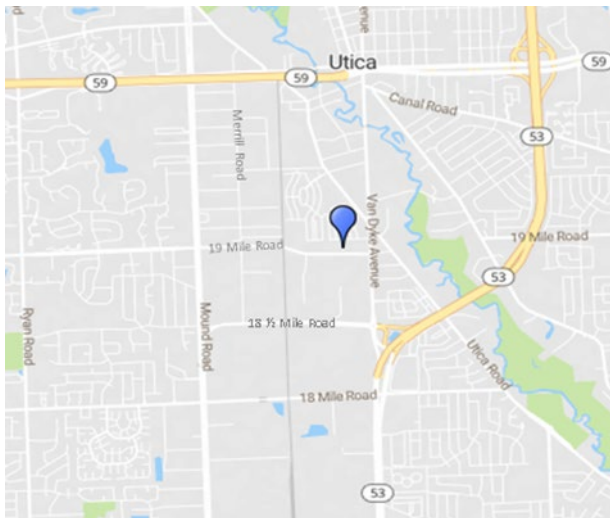




FOR LEASE

7689 19 Mile

Sterling Heights, MI



Property Highlights

- 36,565 sf in prestigious northern Sterling Heights
- 4,476 SF +/- Office
- 614 SF mezzanine
- 24' clear
- High hazard sprinkler system
- 2 interior truckwells
- 1000 amp / 480 volt power
- 96 car parking

For information, please contact:

Chris Dowell

Senior Managing Director
t 248-447-2717
chris.dowell@nmrk.com

Jack Coury

Senior Managing Director
t 248-372-2276
jack.coury@nmrk.com

nmrk.com

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

INDUSTRIAL – Lease

7689 Nineteen Mile
Sterling Heights, MI



Total Building Size: 36,565
Total Available: 36,565
Age: 1997- renovated 2022
Factory: 32,089+/-
Office: 4,476 +/-
Minimum Divisible: 36,565
Zoned:

Lease Rate: \$9.25/sf NNN
Monthly Lease Rate: \$28,186
Taxes: \$37,759 (2025)
Sale Price: Possible

Property Details

Acreage:	2.21	Power:	1000 Amps / 480 Volts
Frontage:	275'	Buss:	
Depth:	250' +/-	Lights:	LED
Parking:	96 +/-	Truckwell:	2 – Interior w/ dock locks
Expandable:		Grade Door:	(2) 12' x 14'
Storage:		Heating:	Co-Ray-Vac
Clearance:	24'	A/C:	100%
Bay Size:	(3) 50' x 40'	Sprinklered:	High Hazard
Lavatories:	2	Airlines:	
Crane:		Compressor:	
Underhook:		Floordrains:	

Additional Information:

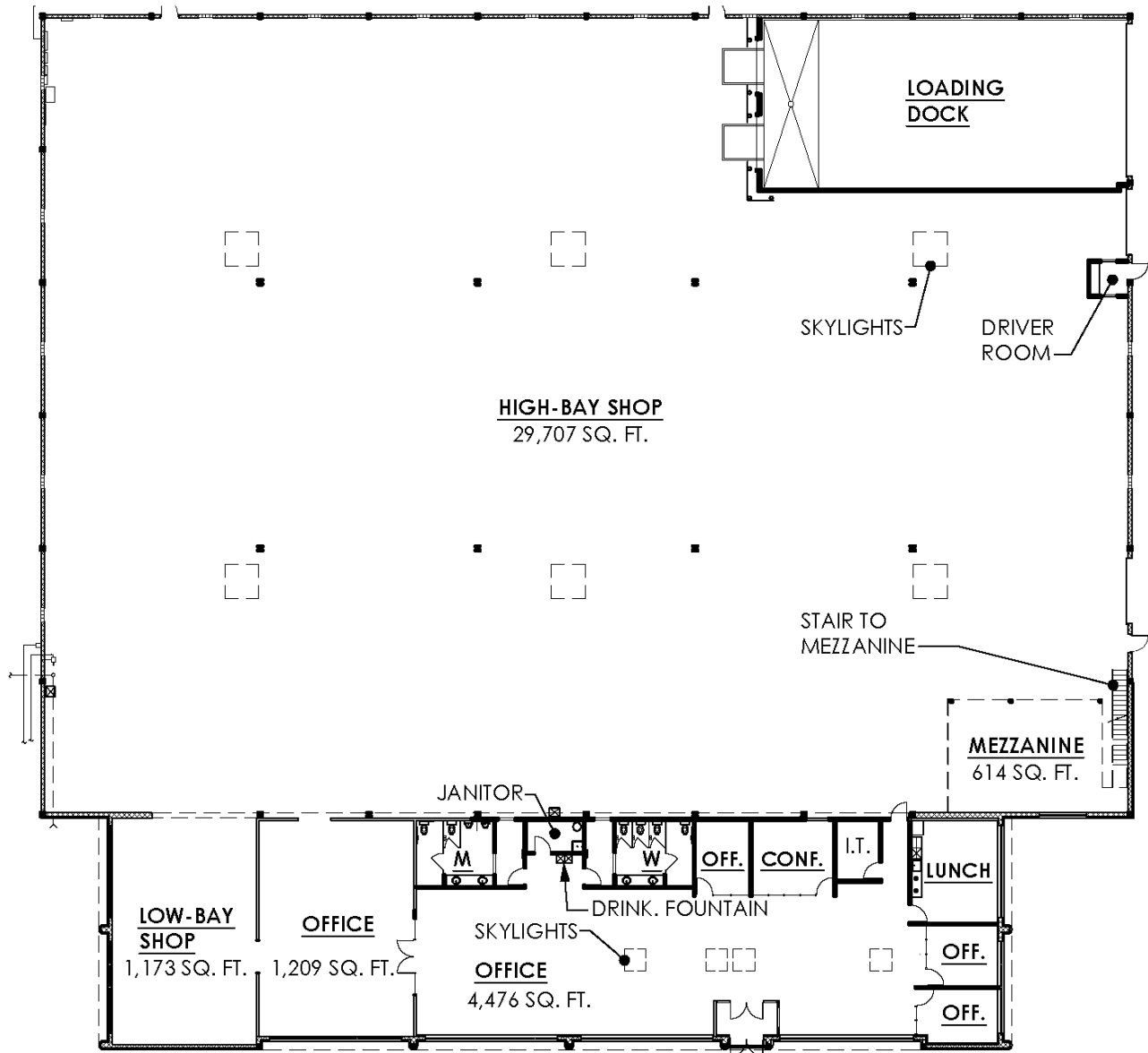
Meticulously maintained warehouse building with tremendous exposure on Nineteen Mile Road. Shop mezzanine – 614sf, very open office floor plan. Building was completely renovated in 2022 including polished shop floor and air-conditioned warehouse. Two fully air-conditioned rooms – 1,173sf and 1,209sf that can be used for a variety of shop or office activities.

Contact Information:

Jack Coury
248.372.2276
jack.coury@nmrk.com

Chris Dowell
248.447.2717
chris.dowell@nmrk.com

NEWMARK



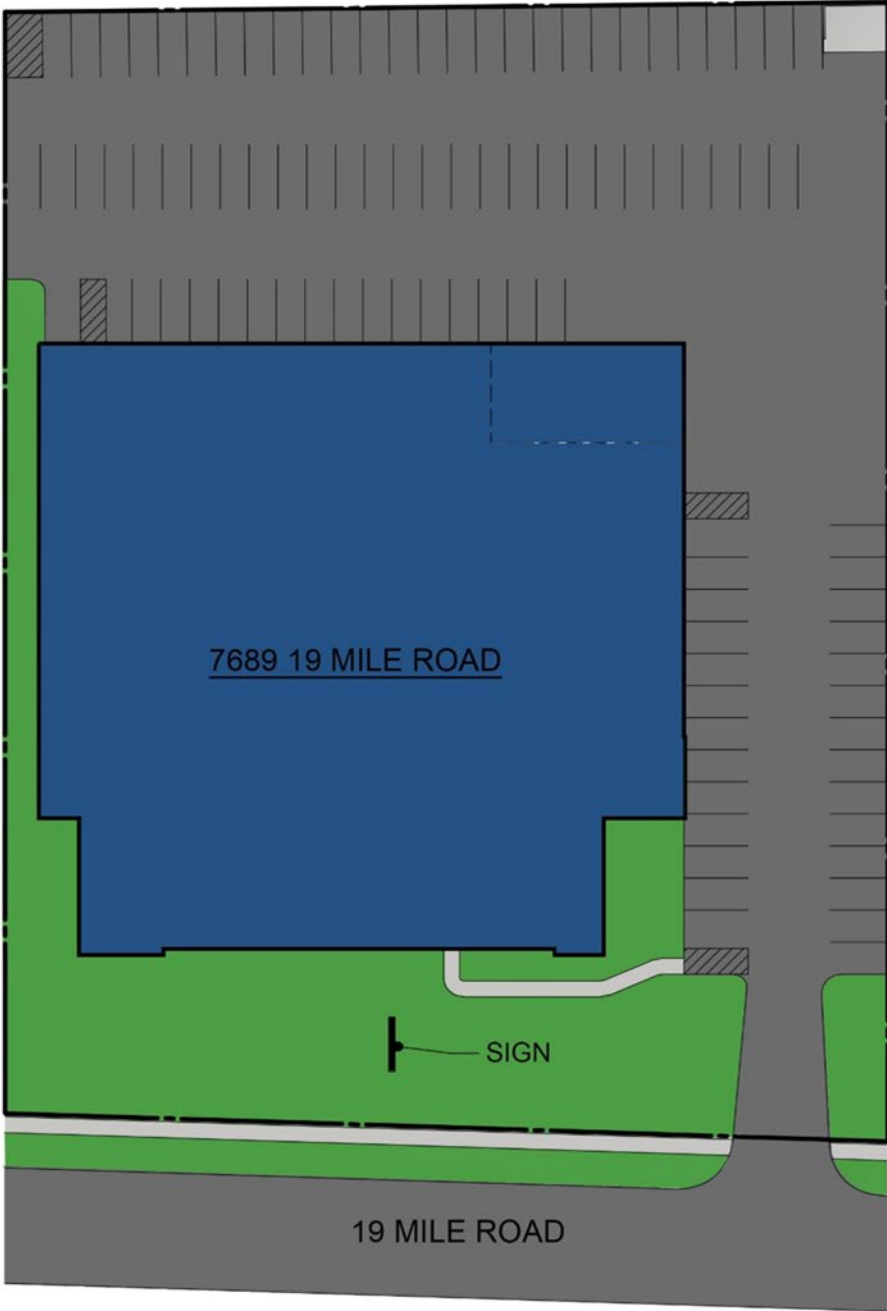
OVERALL FLOOR PLAN

SCALE: 1" = 30'

37,179 SQ. FT.



NEWMARK



SINCE 1914
A. J. DAMMAN CO.
 DEVELOPMENT - CONSTRUCTION - MANAGEMENT
 1180 E. Big Beaver
 Troy, Michigan 48063
 Ph: 248-628-2700 Fax: 248-628-1280
 damman.com

7689 Nineteen Mile Road
 Sterling Heights, Michigan

June 5, 2020

© Copyright 2020

2011 - 7689 Nineteen Mile

 **SITE PLAN**
 SCALE: 1" = 50'-0"

NEWMARK