

35875 Mound Road

Sterling Heights, MI

- 94,209 Sq Ft Corporate Hi-Tech Industrial Office
- 20,000 Square Foot Warehouse - Expandable to 44,000 Square Feet
- Ideal Lab/Testing Facility/Prototype
- 23' Ceiling Height
- Heavy Power
- Floor Mounted 40-Ton Crane Available for Purchase
- 100% Air Conditioned
- Up to 74,262 Square Feet of Corporate Office Suites
- Close Proximity to I-696 & M-59

CORPORATE HI-TECH INDUSTRIAL OFFICE FOR SALE/LEASE

FOR MORE INFORMATION:

Al Iafrate, SIOR
Senior Vice President
248.637.7791
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248.637.9700 | LMCap.com

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Liberty Place

SALE PRICE REDUCED!



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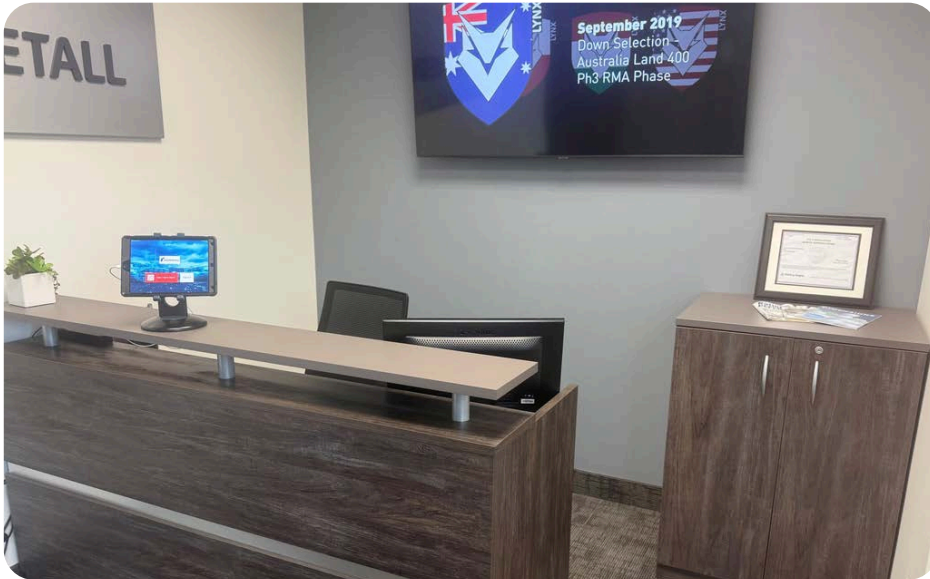


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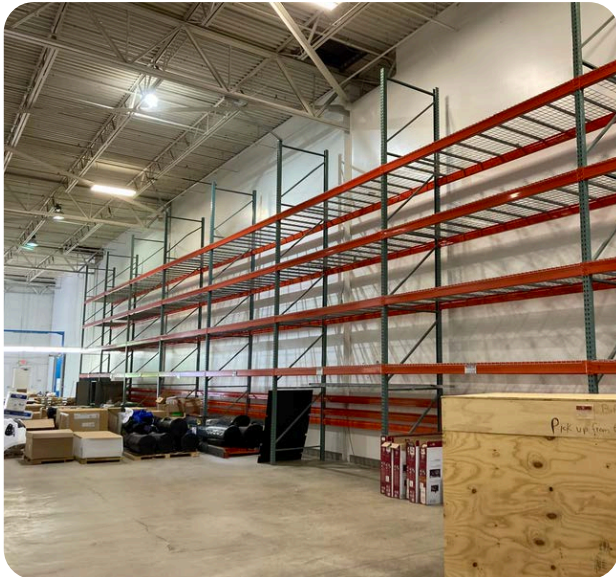


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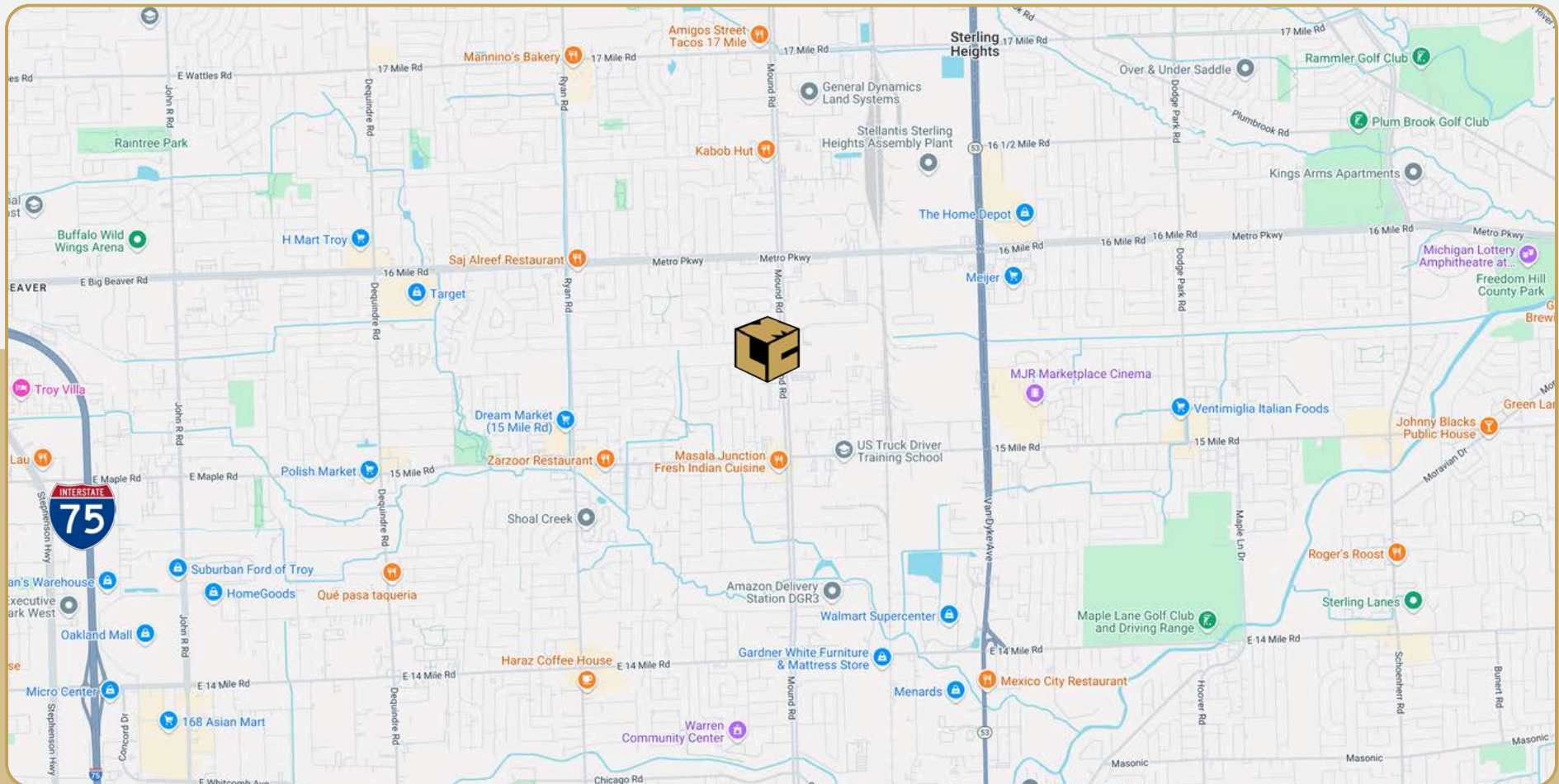
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Industrial Property Details:

Details:

Total SF:	94,209 SF
Available SF:	74,262 SF
Office SF:	54,262 SF
Factory SF:	20,000 SF
Zoning:	Innovation Support
Lot Size:	5.05 Acres
Frontage:	400'
Depth:	550'
Intersection:	Mound/15 Mile
X-Way Distance:	3 Miles to I-696
Parking:	325 Spaces
Year Built:	1991
Year Renovated:	2005
Occupancy:	Winter 2025

Interior:

Ceiling Height:	23'
Bay Size:	50'
Restrooms:	8
Power:	Primary
Power Details:	480/277V 3 Phase/4 Wire 1600 Amp
Grade Door:	(1) 16'x16', (1) 14'x16'
Lighting:	Fluorescent
Heating:	Gas Forced Air/ A/C: Rooftop Units
Sprinklered:	100%
Floor Drains:	100%
Air Compressor:	Yes
Crane:	40-Ton Floor Mounted - Prepped

Economic:

Sale Price:	\$9,995,000
Price/SF:	\$105.16
Taxes:	\$1.59/SF
Lease Rate:	\$11.95/SF
Lease Terms:	NNN
Load Factor:	13%
Parking:	\$5.40
Operating Expenses:	325
Partition Allowance:	Negotiable

Property Description: Hi-Tech Office Research building. Plug-and-play furnished office suites and a 100% A/C high-bay Warehouse/Research Facility expandable to 44,000 Sq Ft. Aggressive rental rates, Operating expenses include suite utilities, professionally managed. Sale price reduced!

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First Floor As-Is:



Suite Number	Square Footage
102	26,669 RSF
102/200/202/206	54,262 RSF
Warehouse	20,000 RSF

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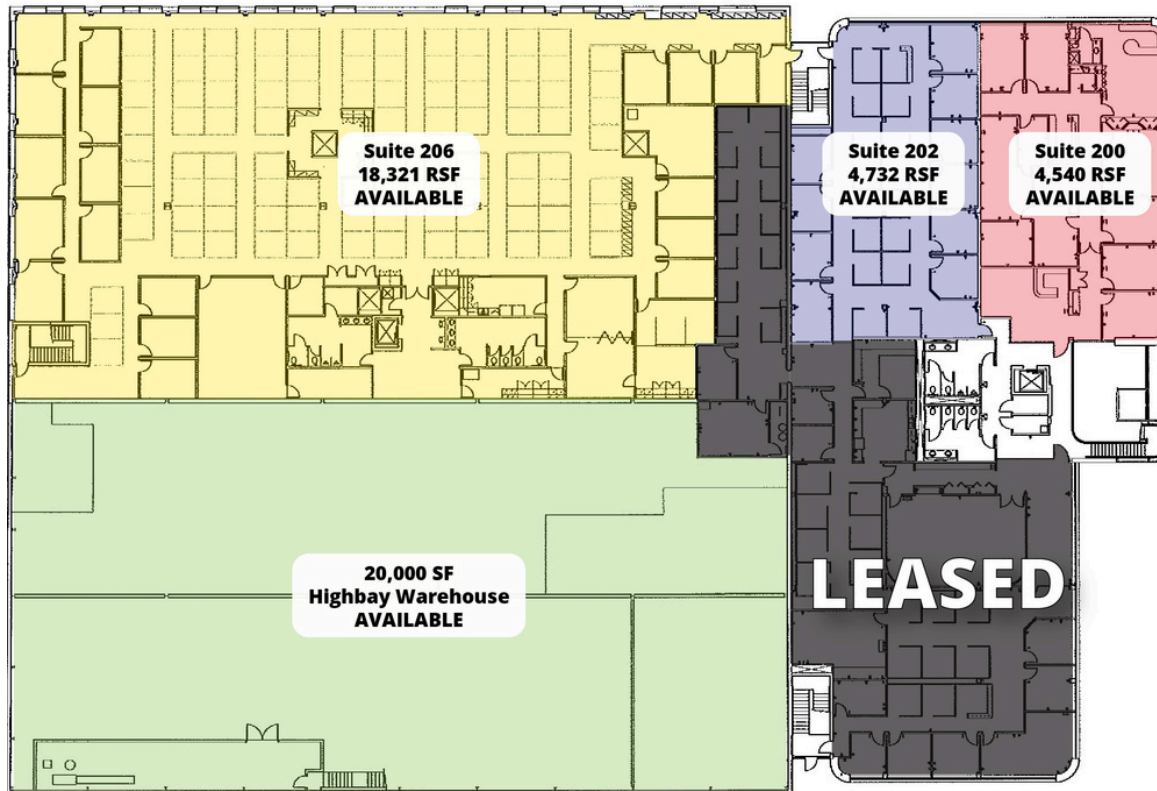
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Second Floor As-Is:



Suite Number	Square Footage
200	4,540 RSF
202	4,732 RSF
200/202	9,272 RSF
206	18,321 RSF
200/202/206	27,593 RSF
102/200/202/206	54,262 RSF
Warehouse	20,000 RSF

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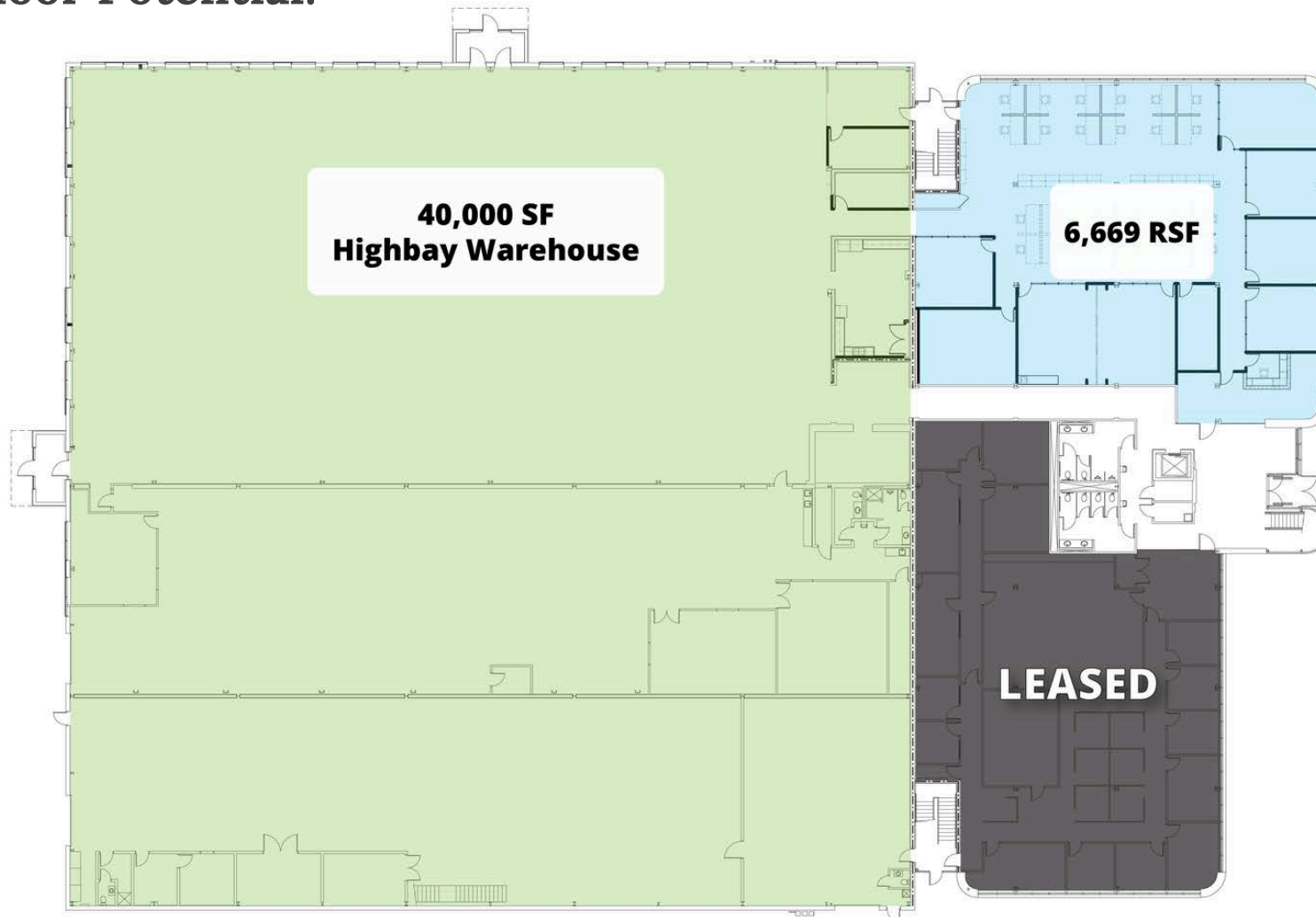
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First Floor Potential:



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Second Floor Potential:



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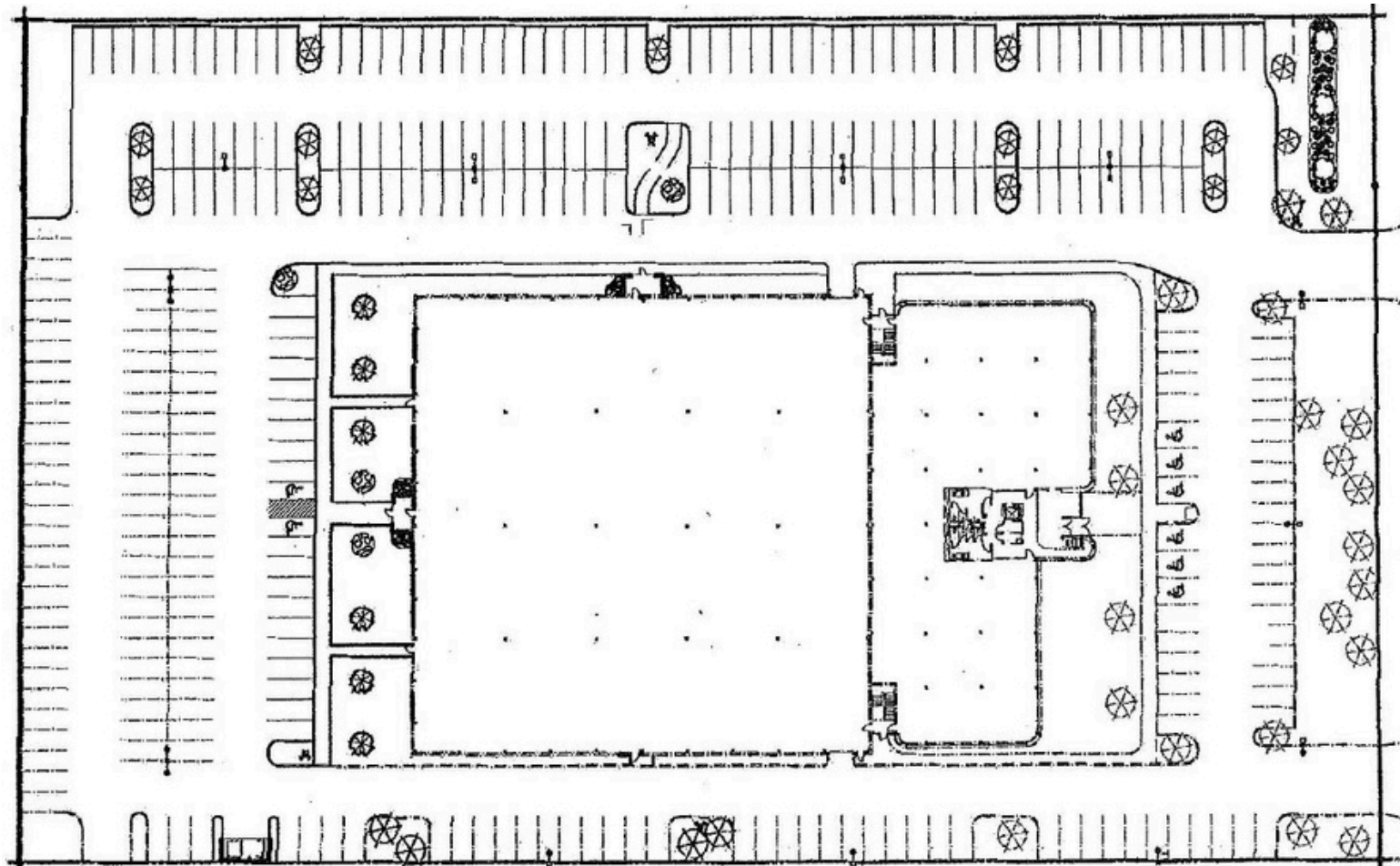
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Site Plan:



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