

# FOR LEASE

51655-51685 SCHOENHERR RD.  
SHELBY TWP., MICHIGAN 48315



## PROPERTY FEATURES

- 11,155 SF with 2,500 SF of Office with Second Floor Mezzanine Not Included in SF
- 20' Clear Height
- Four 12'x14' Overhead Doors
- 240 V, 3-Phase Power
- 200' of Frontage on West Star and Over 300' of Frontage on Schoenherr Rd.



## FOR DETAILS CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY TYPE:	Industrial/Warehouse/Office/Retail
TOTAL SF:	11,155
OFFICE SF:	1,200
ZONING:	LM
PARCEL ID:	23-07-14-426-011
YEAR BUILT:	2018
CEILING HEIGHT:	20'
GRADE LEVEL DOORS:	4
POWER:	240 V, 3-Phase

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## PROPERTY PRICING

TRANSACTION TYPE: Lease

ASKING LEASE RATE: \$13.95 Per SF Gross

This 11,155-square-foot industrial space offers approximately 1,200 square feet of office buildout and benefits from dual frontage along both Schoenherr Road and West Star Road, providing excellent visibility and accessibility.

The unit is well-equipped for a variety of uses, featuring floor drains, a 20-foot clear ceiling height, four 12' x 14' overhead doors, and 240V three-phase power.

Occupying roughly half of a 24,959-square-foot building, the space is surrounded by a strong tenant mix of established and successful businesses, contributing to a highly functional and desirable industrial environment.

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