

# 17243 Leone Drive

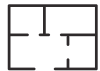
Macomb, MI

- Last Unit Remaining - 5,160 Square Feet
- Newly Constructed Multi-Tenant Industrial Building
- Located Directly Off 23 Mile Road with Convenient Access to M-53

## INDUSTRIAL BUILDING FOR LEASE



5,160 SF Available



1,090 SF of Office



(2) 12'x14' Grade Level Doors

### FOR MORE INFORMATION:

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## Industrial Property Details:

### Details:

**Intersection:** 23 Mile/Hayes  
**Freestanding:** Multi-Tenant  
**Year Built:** 2025  
**Parking:** 21  
**Total SF:** 20,640 SF  
**Available SF:** 5,160 SF  
**Min/Max SF:** 5,160 SF  
**Office SF:** 1,090 SF  
**X-Way Dist:** 2 Miles to M-53  
**Zoning:** M-1  
**Acres:** 5.11

### Interior:

**Ceiling Height:** 18'  
**Bay Size:** 30'  
**Restrooms:** 2  
**Power:** 240Volt/3-Phase | 200 Amps  
**Lighting:** LED  
**Grade Door:** (2) 12'x14'  
**Heating:** Radiant  
**A/C:** Office Only  
**Notes:** Lease rate includes real estate taxes, building insurance, and exterior maintenance

### Economic:

**Lease/SF:** \$13.50  
**Terms:** Gross  
**Occupancy:** 120 Days

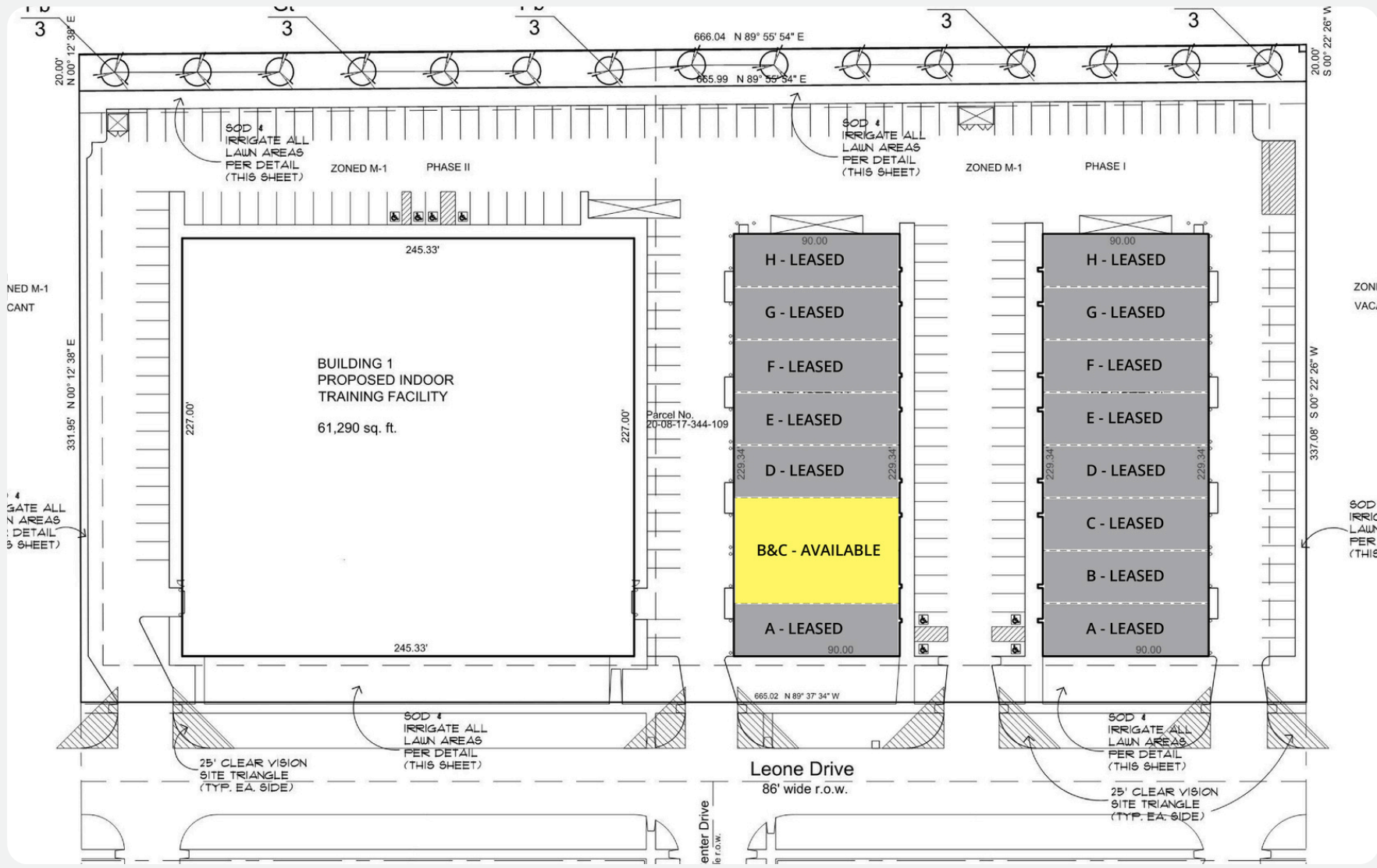
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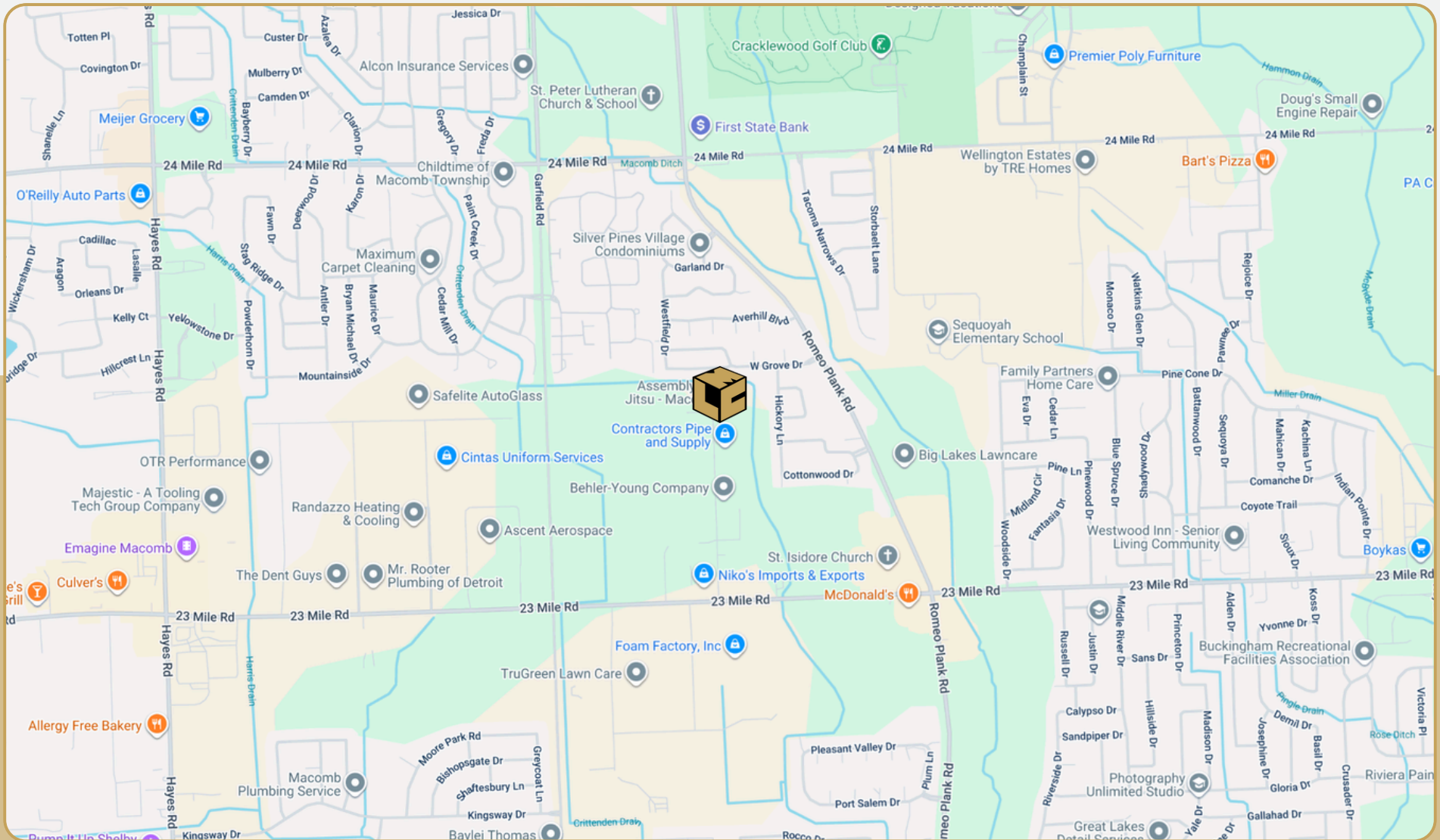
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