

FOR LEASE

10137 MARINE CITY HIGHWAY, BUILDING D
IRA TWP., MICHIGAN 48023



PROPERTY FEATURES

- New Construction - 10-Ton Crane Footings
- 20,000-40,000 SF Available
- Office to Suit
- 2 Truckwells
- 2 Grade Level Doors
- 1.25 Miles East of I-94
- Occupancy 90-120 Days from Lease Execution
- Tax Abatement Available



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
AVAILABLE SF:	20,000–40,000
BUILDING SF:	40,000
LAND (AC):	4.98
TRANSACTION TYPE:	Lease
PRIMARY USE:	Manufacturing
SECONDARY USE:	Warehouse
YEAR BUILT:	2025–2026
CONSTRUCTION TYPE:	Block/Steel
FLOOR TYPE:	Reinforced Concrete 6"
HEAT TYPE:	Radiant Tube / HVAC
A/C TYPE:	Office Only
CEILING HEIGHT:	24'0"
GRADE LEVEL DOORS:	2 – 12'x14'
TRUCK LEVEL DOORS:	2
PARKING:	Ample Parking
ZONING:	Industrial
PARCEL ID:	23-006-1001-120
GAS / WATER / SEWER:	Natural / City / City
POWER:	1600A / 480V / Phase 3

PROPERTY PRICING

TRANSACTION TYPE: Lease

ASKING LEASE RATE: \$9.50 Per SF NNN

New construction development located at the corner of Marine City Highway & County Line Road in Ira Township. Quick Freeway access to I-94, which is approximately 1.25 Miles West of the development. Building offers the capability to be duplexed.

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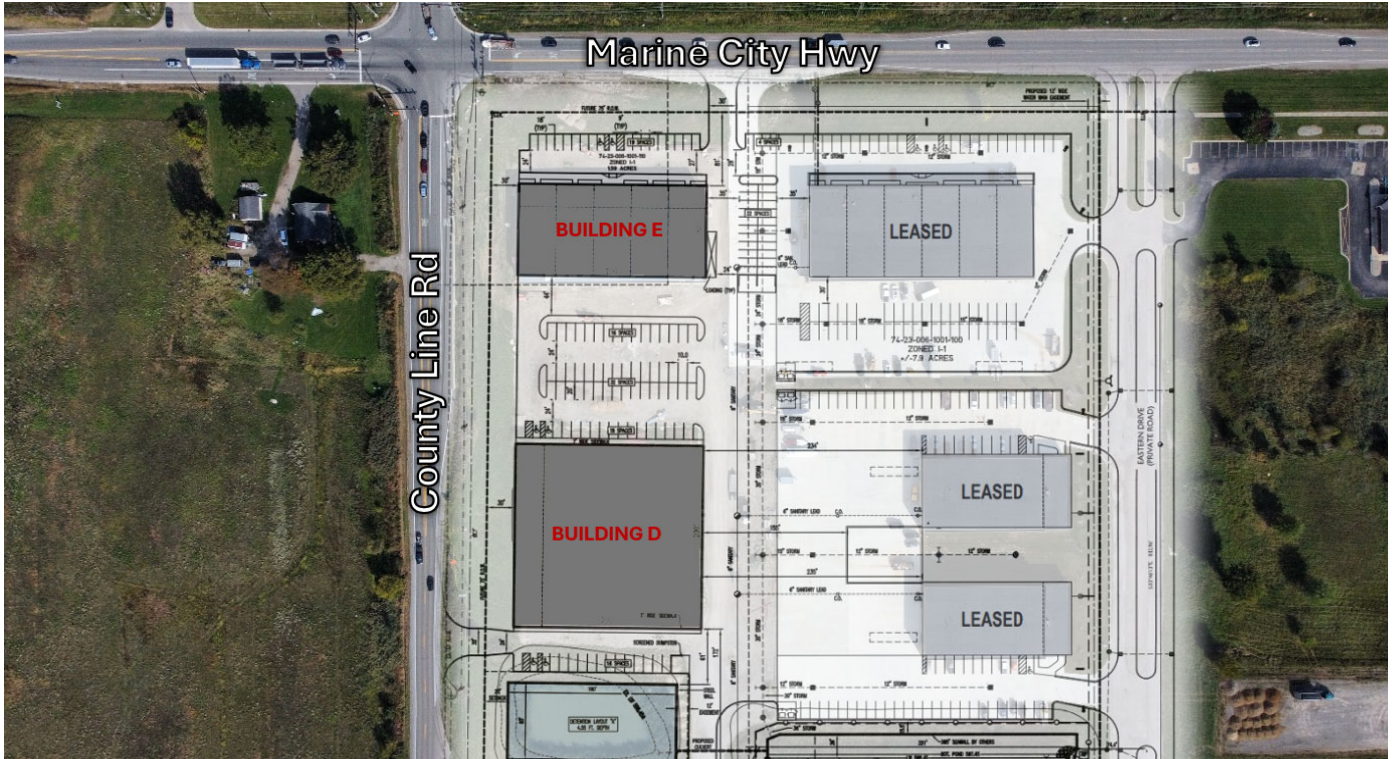
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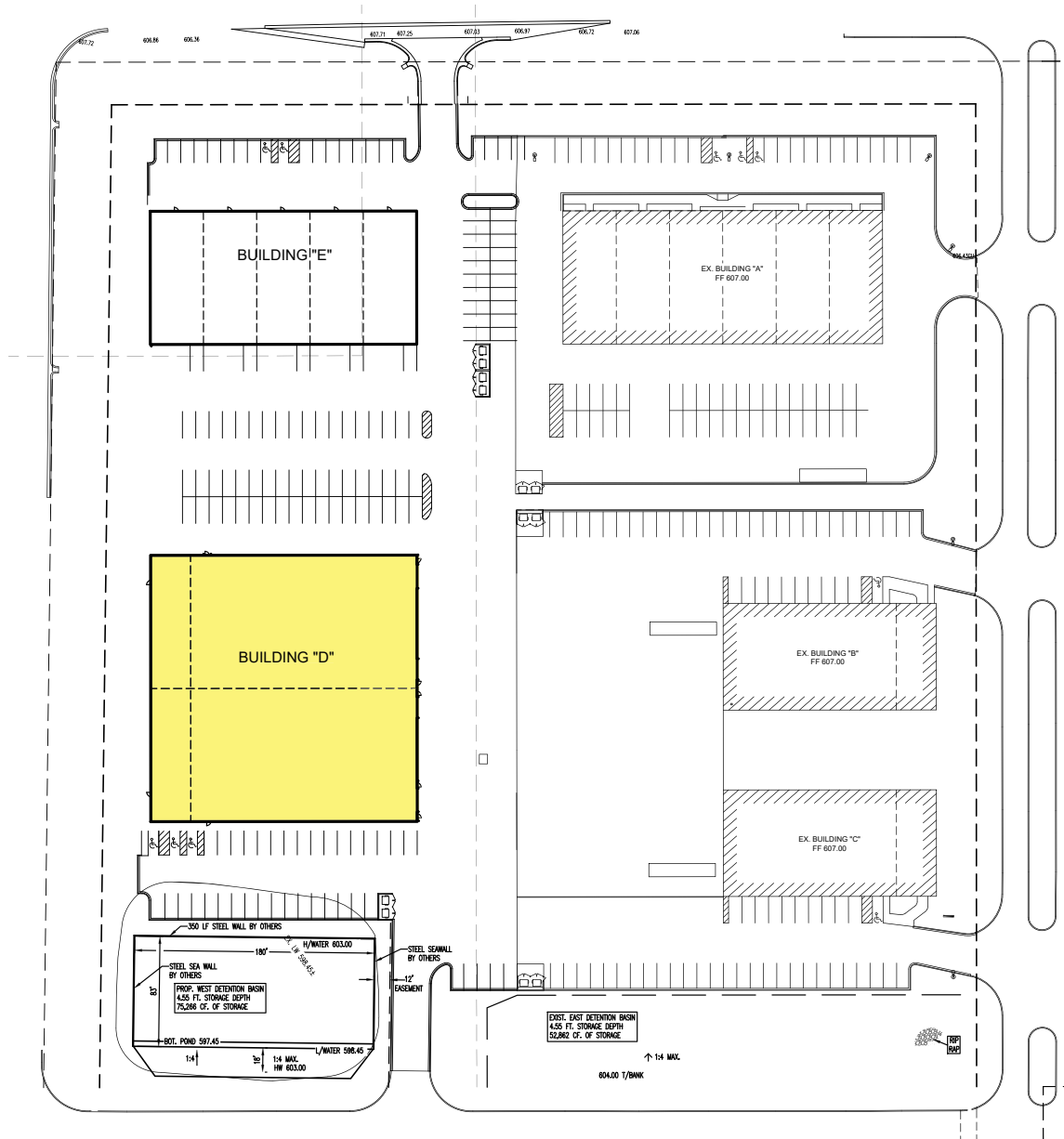
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