

FOR LEASE

70516 BRUCE INDUSTRIAL, LOT 5
BRUCE TWP., MICHIGAN

ONLY 2 UNITS LEFT



PROPERTY FEATURES

- 3,444 SF - 6,888 SF Available
- 400 SF Office or To Suit
- One 12' x 14' Overhead Door Per Unit
- 20' Clear Height
- Easy Access to M-53 Highway
- End of Year Occupancy

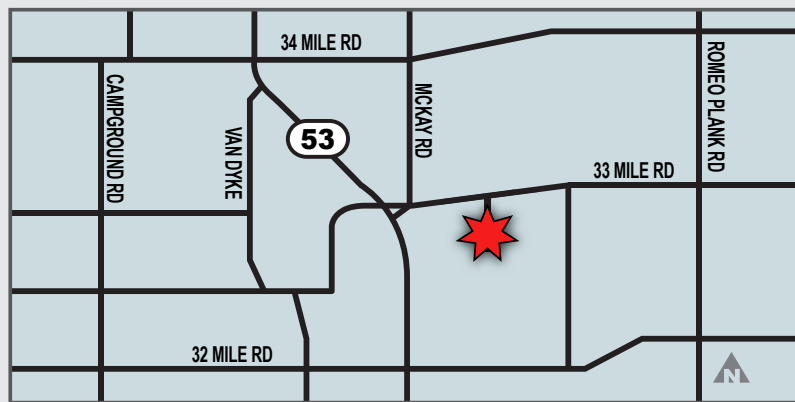


UNDER CONSTRUCTION

FOR DETAILS CONTACT

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Adriano Docaj
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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:	Warehouse
TOTAL SF:	20,664
OFFICE SF:	TBD
ZONING:	LI-1
PARCEL ID:	14-01-36-126-001 & 002
YEAR BUILT:	2026
CEILING HEIGHT:	20'
GRADE LEVEL DOORS:	6 12'x14'
HEATING TYPE:	Radiant tube

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PROPERTY PRICING

TRANSACTION TYPE:	Lease
ASKING LEASE RATE:	\$13.95 PSF Gross

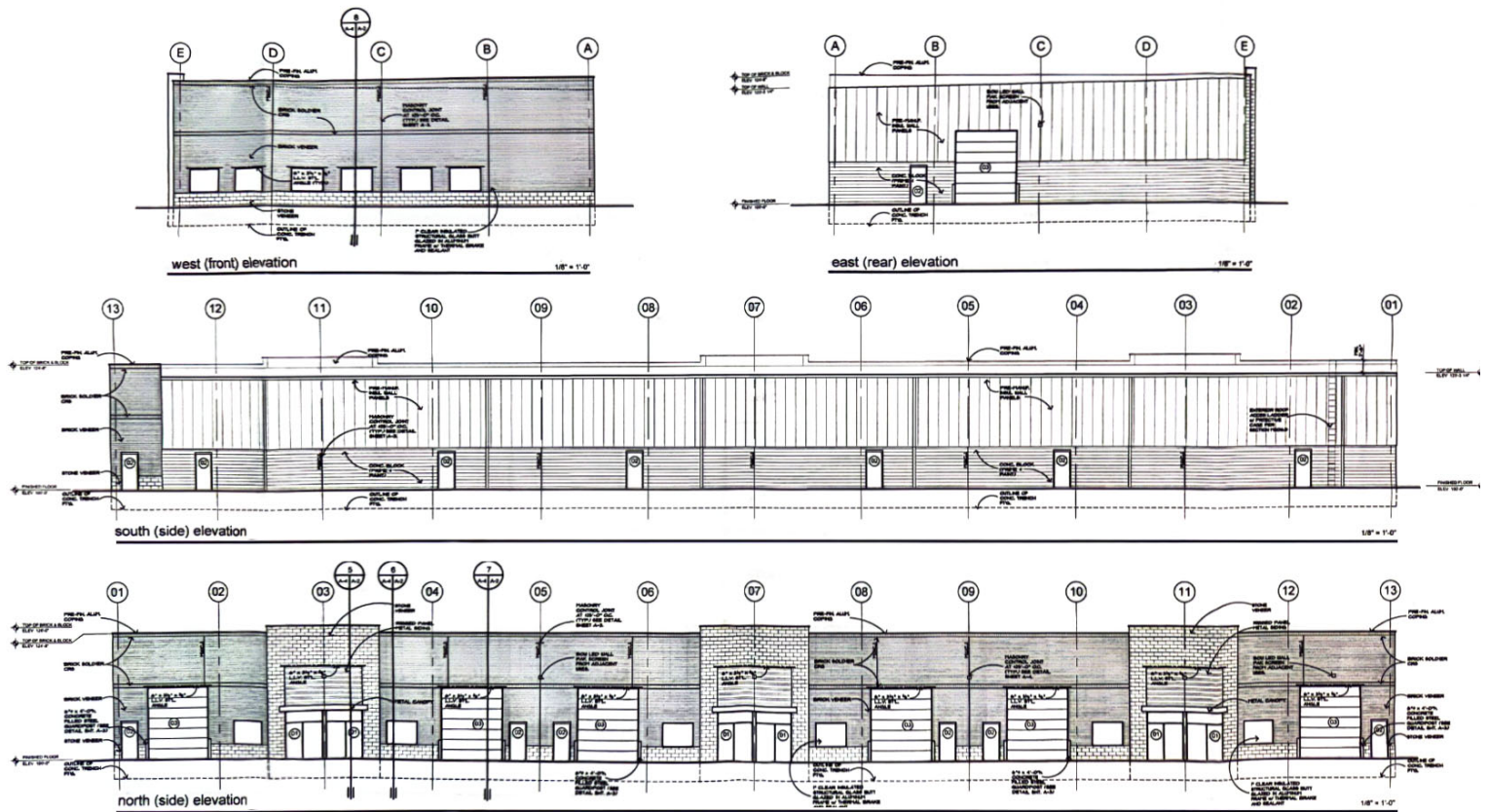
Brand new 20,664 SF industrial development with two remaining units available, each totaling 3,444 SF. One unit features two 12' x 14' overhead doors, while the other offers one 12' x 14' overhead door, providing flexibility for a variety of industrial and warehouse users. Office space can be custom built to suit your operational requirements. Scheduled for completion by the end of 2026, this property offers an excellent opportunity to secure new construction with convenient access to M-53, allowing for efficient connectivity throughout the Metro Detroit area.

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ELEVATIONS



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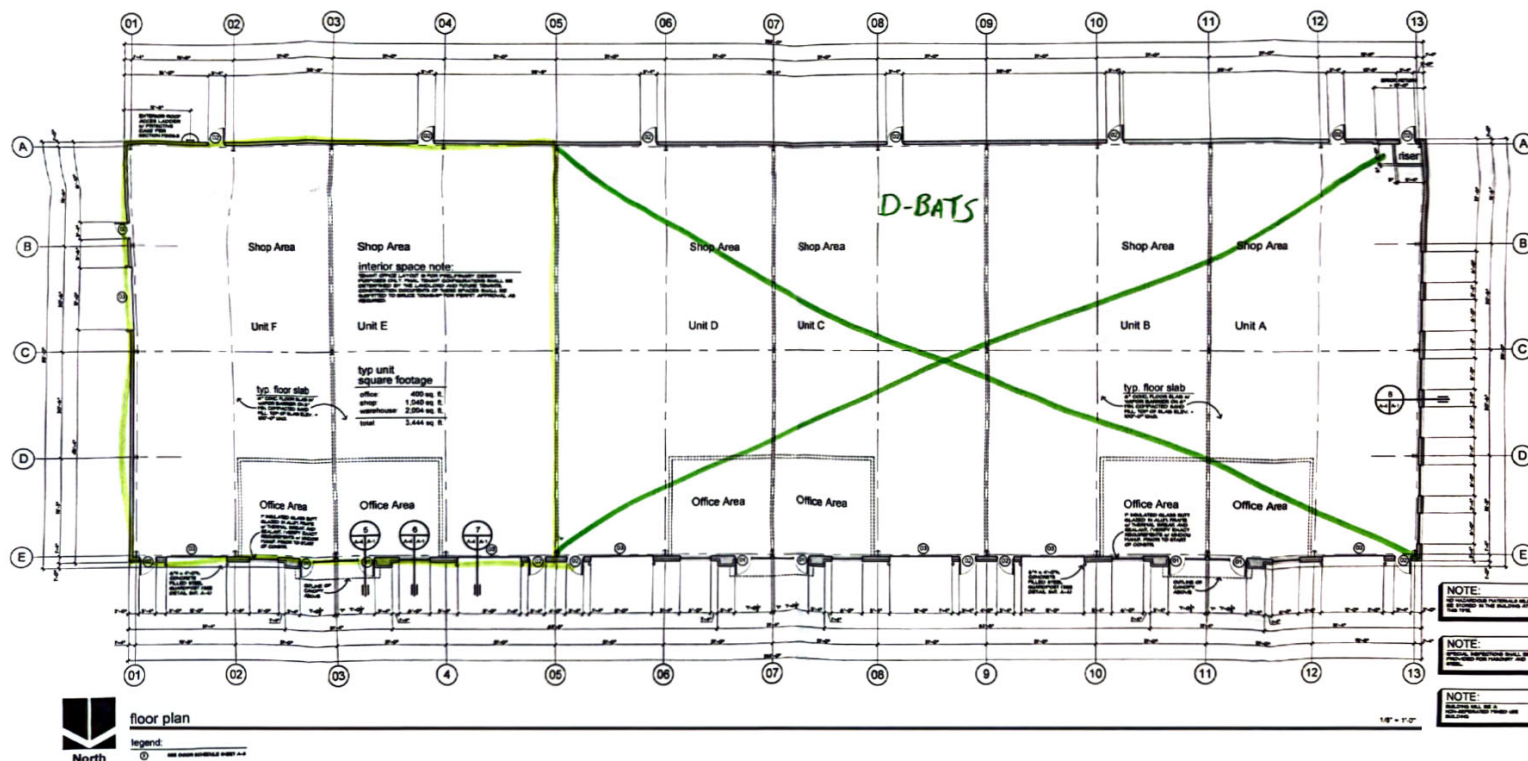
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FLOOR PLAN



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