

FOR LEASE

# FREESTANDING WAREHOUSE

43590 ELIZABETH RD, CLINTON TOWNSHIP, MI 48036



**STRATEGICALLY POSITIONED WITHIN MACOMB COUNTY'S MANUFACTURING & DISTRIBUTION CORRIDOR**

ECODE #1061

**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

# PROPERTY DETAILS

\$8.50/SF NNN

\$5.00/SF

**RENT**

**NNN**

<b>LOCATION:</b>	43590 Elizabeth Rd Clinton Township, MI 48036
<b>PROPERTY TYPE:</b>	Freestanding
<b>DATE AVAILABLE:</b>	Immediately
<b>RENT:</b>	\$8.50/SF NNN
<b>NNN EXPENSE:</b>	\$5.00/SF
<b>PROPERTY TAXES:</b>	\$41,813.00
<b>BUILDING SIZE:</b>	25,125 SF
<b>LOT SIZE:</b>	3.91 AC
<b>LOT DIMENSIONS:</b>	Irregular (See plat)
<b>AVAILABLE SPACE:</b>	25,125 SF
<b>ZONING:</b>	I-1

## HIGHLIGHTS

- 25,125 SF freestanding industrial building available immediately for sublease
- Current tenant's lease expires 7/31/2031
- Clinton Twp location near Hall Road / M-59 with easy access to Groesbeck Hwy, M-59, and I-94
- Ample on-site parking with multiple curb cuts, efficient truck access and loading layout
- One (1) truck well and three (3) grade-level loading doors
- Office area & warehouse/shop space that includes:
  - Kitchen area
  - Multiple restrooms
  - Conference room area
- 27' Clear Height
- Well-suited for warehouse, distribution, light manufacturing, or service-based users

EXCLUSIVELY LISTED BY:



**LOUIS J. CIOTTI**  
Managing Principal  
[lcotti@landmarkcres.com](mailto:lcotti@landmarkcres.com)  
248 488 2620



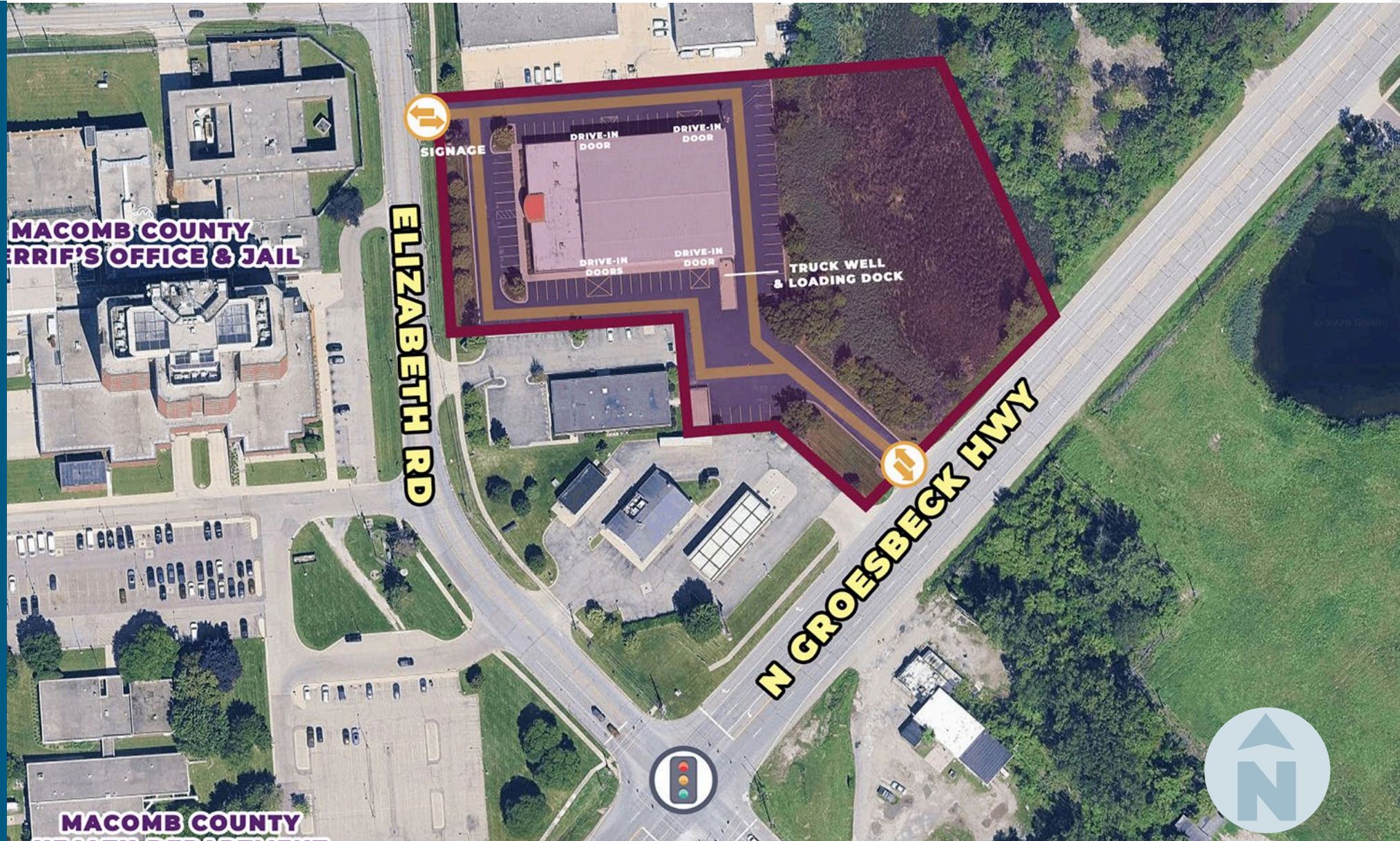
**ALESSANDRO D. BORTOLOTTI**  
Associate  
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248 488 2620

# PLAT



**PARCEL ID:** 11-02-376-017

# MICRO AERIAL



**MACOMB COUNTY  
SHERIFF'S OFFICE & JAIL**

**ELIZABETH RD**

**N GROESBECK HWY**

**MACOMB COUNTY**



SIGNAGE

DRIVE-IN DOOR

DRIVE-IN DOOR

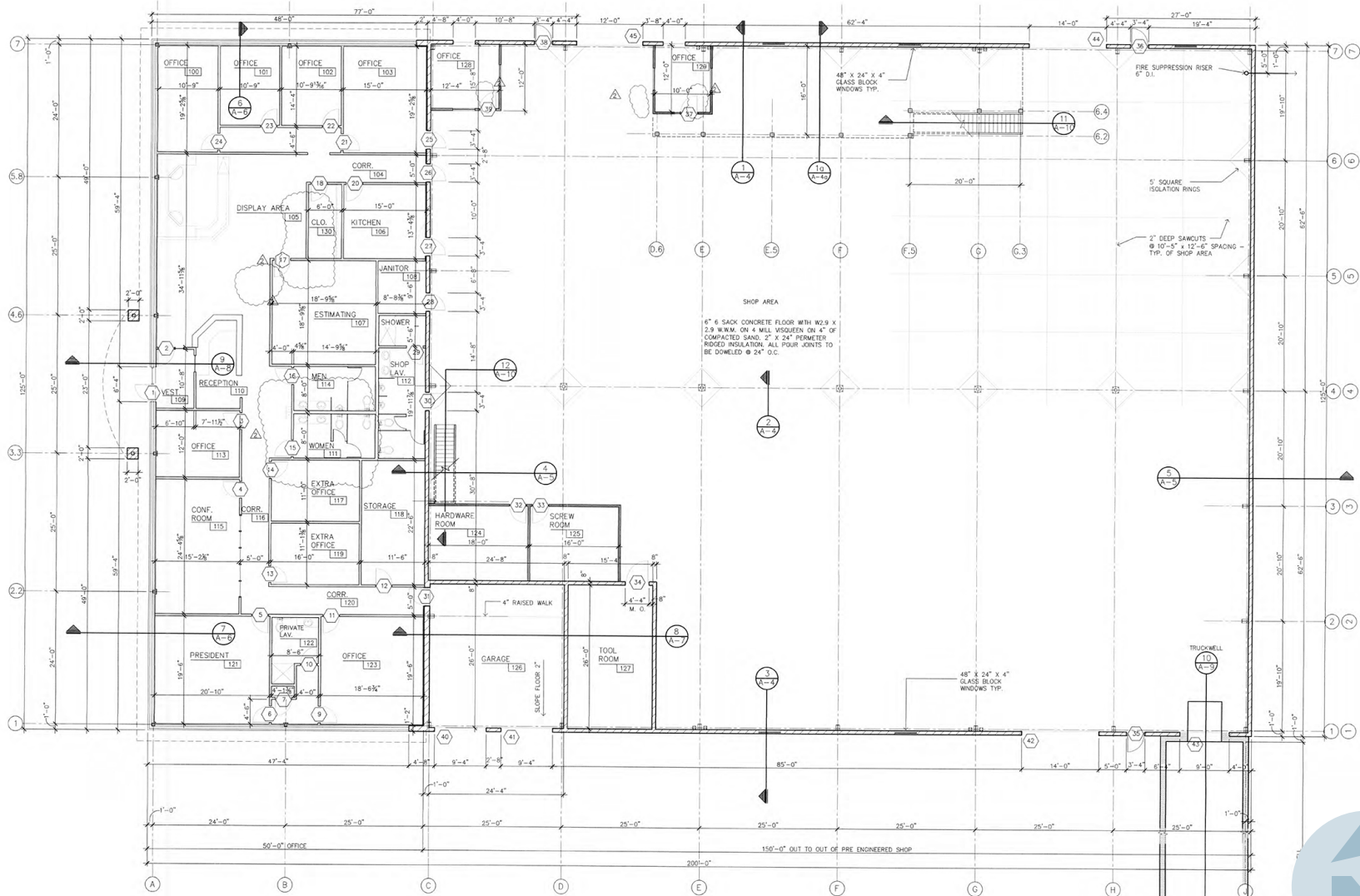
DRIVE-IN DOORS

DRIVE-IN DOOR

TRUCK WELL & LOADING DOCK

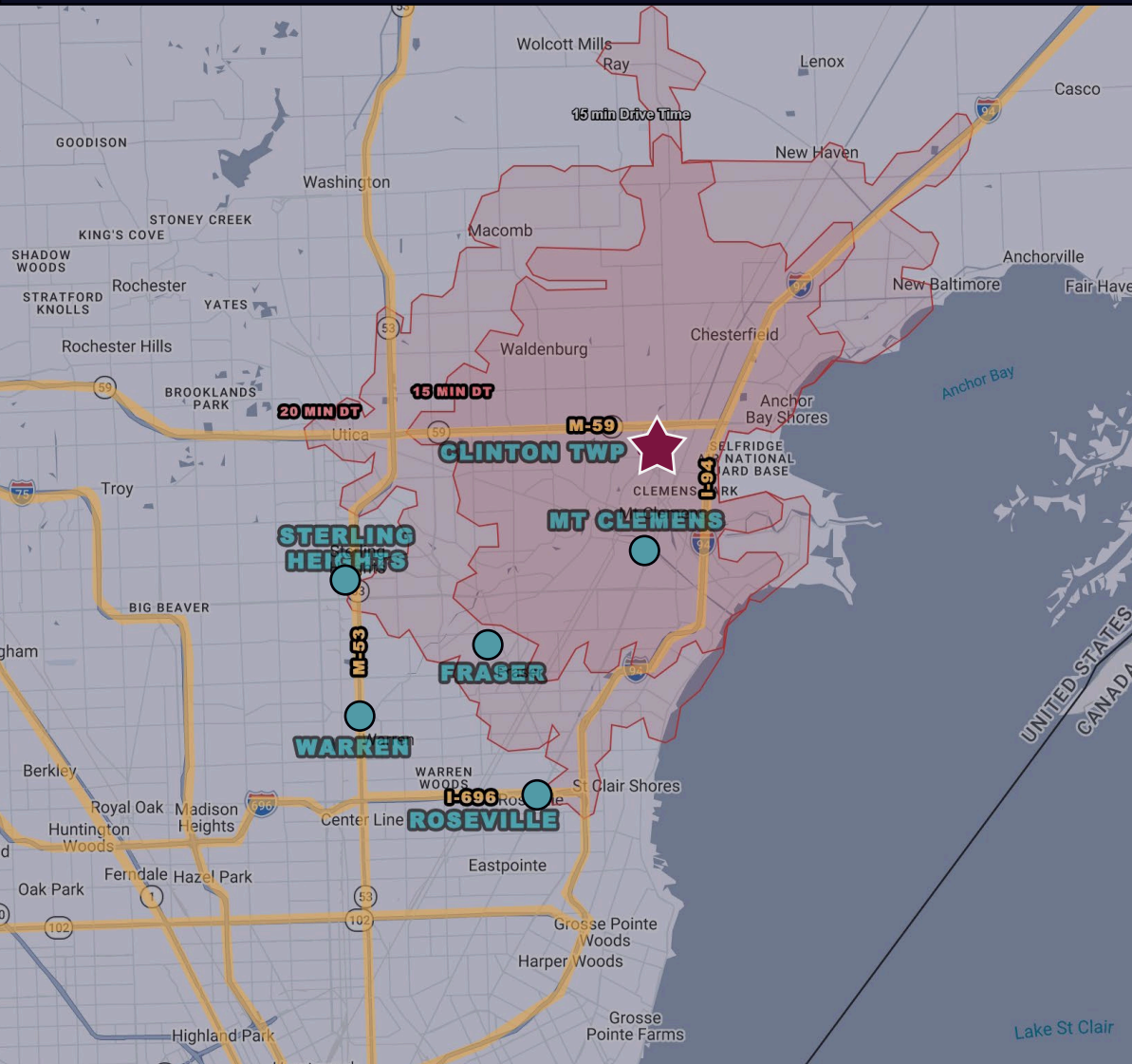


# FLOOR PLAN



# MACOMB COUNTY'S MANUFACTURING & DISTRIBUTION CORRIDOR

## STRATEGICALLY POSITIONED WITHIN MACOMB COUNTY'S MANUFACTURING & DISTRIBUTION CORRIDOR



### SUBJECT SITE

43590 Elizabeth Rd, Clinton Township, MI 48036

### REGIONAL MARKET ACCESS

DESTINATION	DRIVE-TIME
MT CLEMENS	~ 10 MIN
STERLING HEIGHTS	~ 15 MIN
TROY	~ 25 MIN
DETROIT	~ 35 MIN
OAKLAND COUNTY	~ 30 MIN
DETROIT METRO AIRPORT	~ 45 MIN



### NEARBY INDUSTRIAL CONCENTRATIONS

- CLINTON TWP
- STERLING HEIGHTS
- FRASER
- WARREN
- ROSEVILLE
- MT CLEMENS

### ACCESS TO MACOMB COUNTY'S LABOR FORCE

**242,073**  
POP DENSITY  
15 MIN DRIVE-TIME

**426,131**  
POP DENSITY  
20 MIN DRIVE-TIME

# SITE PHOTOS



**STRONG CURB APPEAL & SIGNAGE**

# SITE PHOTOS



**TRUCKWELL AND MULTIPLE GRADE-LEVEL LOADING DOORS**

# SITE PHOTOS



# SITE PHOTOS

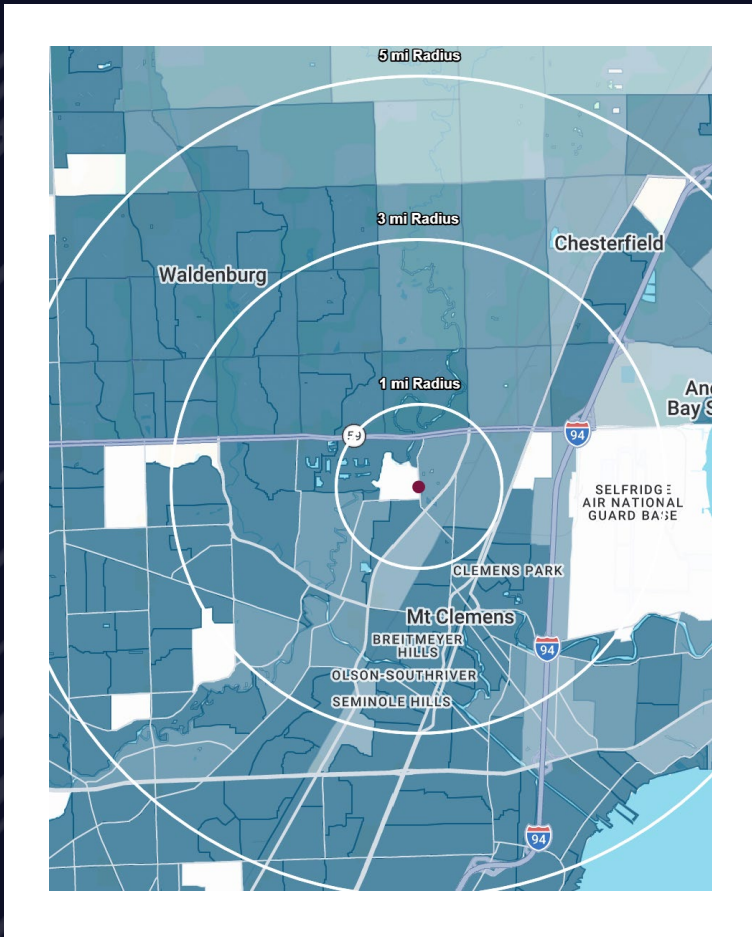


**WAREHOUSE SPACE**



**OFFICE SPACE**

# DEMOGRAPHICS



## FREESTANDING WAREHOUSE

43590 Elizabeth Rd, Clinton Township, MI 48036

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2026 Estimated Population	7,525	80,133	222,964
2031 Projected Population	7,548	81,232	226,060
2020 Census Population	7,310	78,010	218,118
2010 Census Population	7,218	72,262	206,908
Projected Annual Growth 2026 to 2031	-	0.3%	0.3%
Historical Annual Growth 2010 to 2026	0.3%	0.7%	0.5%
<b>HOUSEHOLDS</b>			
2026 Estimated Households	3,296	32,835	94,087
2031 Projected Households	3,330	33,506	95,989
2020 Census Households	3,090	31,283	90,219
2010 Census Households	2,605	27,677	83,248
Projected Annual Growth 2026 to 2031	0.2%	0.4%	0.4%
Historical Annual Growth 2010 to 2025	1.7%	1.2%	0.8%
<b>RACE</b>			
2026 Est. White	69.2%	74.1%	76.3%
2026 Est. Black	21.8%	16.3%	14.4%
2026 Est. Asian or Pacific Islander	2.8%	3.8%	4.0%
2026 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2026 Est. Other Races	6.0%	5.6%	5.1%
<b>INCOME</b>			
2026 Est. Average Household Income	\$84,263	\$116,927	\$115,732
2026 Est. Median Household Income	\$65,244	\$94,159	\$91,878
2026 Est. Per Capita Income	\$37,102	\$47,976	\$48,912
<b>BUSINESS</b>			
2026 Est. Total Businesses	423	2,710	6,842
2026 Est. Total Employees	5,236	33,138	79,270

## CONTACT US



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