

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

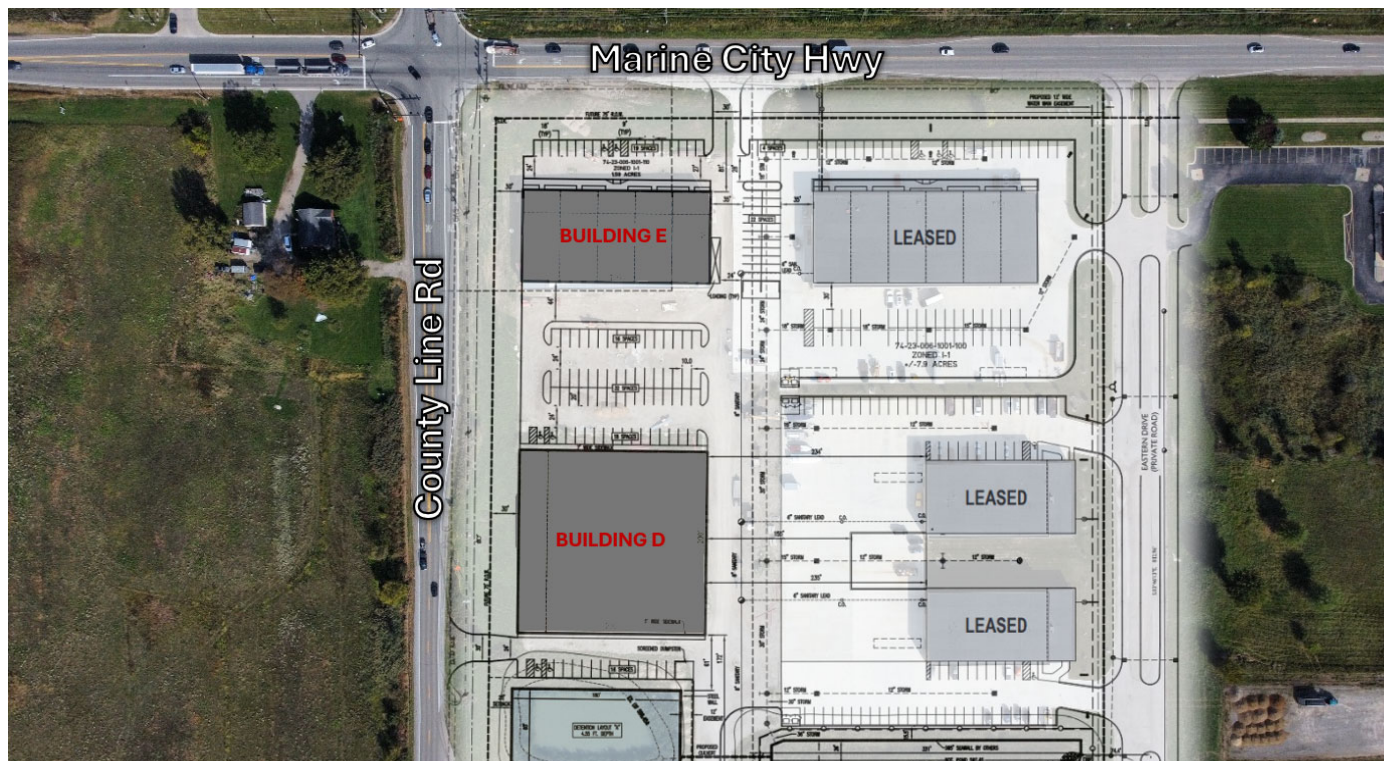
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other 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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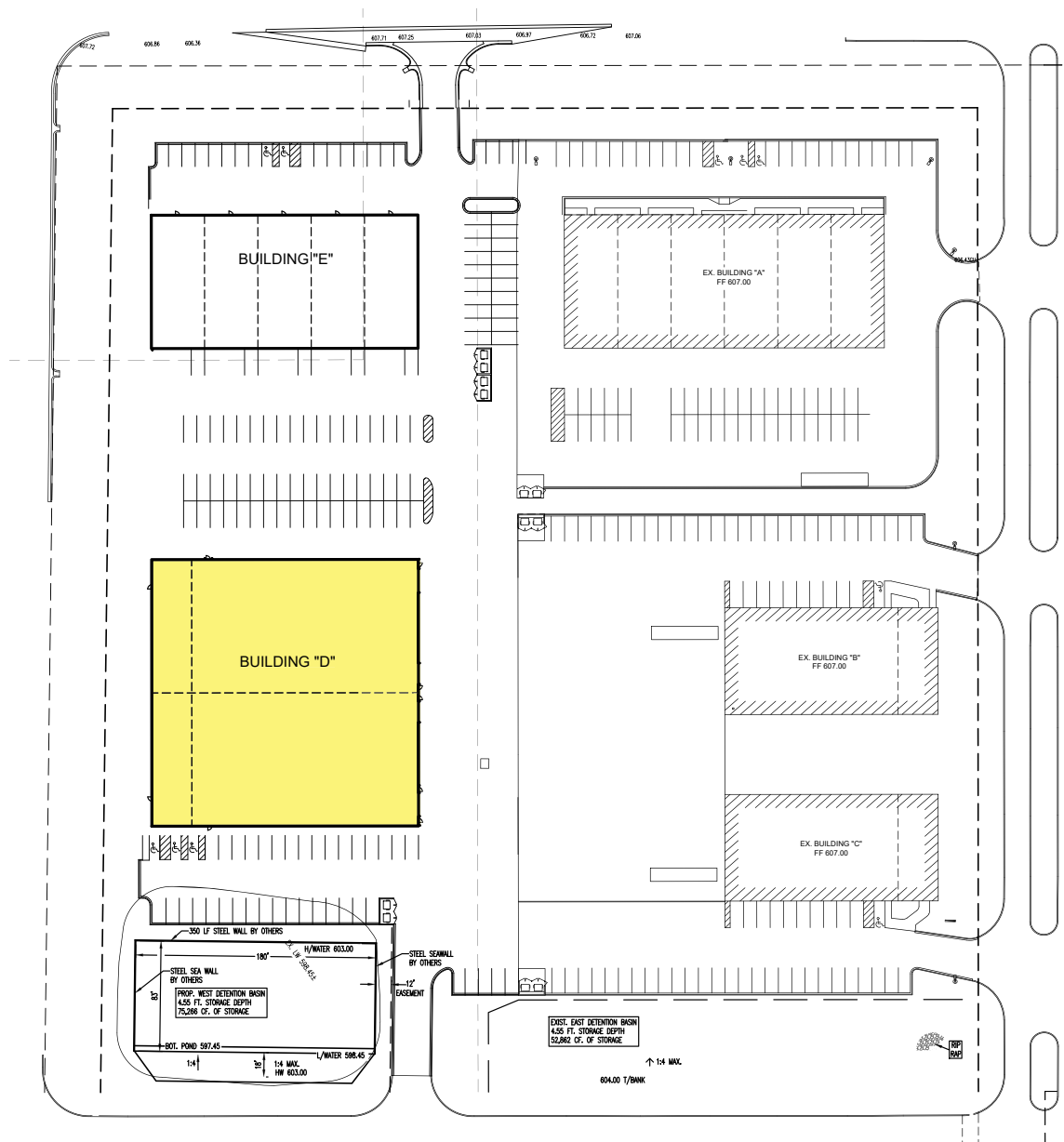
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Building D

10137 Marine City Hwy, Ira Township, MI 48023



Property Type: Industrial

Available SF: 20,000-40,000

Land Size (Acres): 4.98

Market: SE Michigan

County: St. Clair

Availability Details

Available SF:	20,000-40,000	Transaction Type:	Lease
Building SF:	40,000	Asking Lease Rate:	\$9.50 PER SF NNN
RSF:	40,000		

Comments

Availability Comments: 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.

Building & Construction Details

Construction Status:	Under Construction	Year Built:	2025-2026	Heat Type:	Radiant Tube / HVAC
Building Class:		Year Refurbished:		AC Type:	Office Only
Spec/BTS:		Floors:		Floor Type:	Reinforced Concrete 6"
Primary Use:	Manufacturing	Multi-Tenant:	No	Sprinkler:	
Secondary Use:	Warehouse	Construction Type:	Block/Steel	Security:	
Flex:	No				
# of Buildings:					
Elevator Comments:					

Clearance, Dock & Door			
Ceiling Height:	24'0"	# GL/DID:	2
Bay/Column Size(WxD):		GL/DID Dim.(HxW):	12x14
Column Spacing:		# DH/Truck-Level Doors:	2
		# Rail Doors:	
		Total Doors:	4
# Int. Docks:		# Int. Levelers:	
		# Ext. Docks:	
		# Ext. Levelers:	
		Cross-docked:	No
Loading & Door Comments:			

Crane Features		
# Cranes:	Capacity Tons (Min):	Hook Ht. (Ft.):
	Capacity Tons (Max):	Clearance (Ft.):
Crane Comments: Cranes are possible		

Parking		
# Spaces:	# Covered Spaces:	# Uncovered Spaces:
Parking Ratio:	Monthly Rate:	Monthly Rate (\$):
Parking Comments: Ample Parking		

Site			
Land Size (Acres):	4.98	Lot Dimensions (LxW):	Zoning: INDUSTRIAL
Land SF:	216,929	Floodplain:	Site Condition/Quality: Developed
Land Usable Acres:		Density:	Topography: Flat
Land Usable SF:		Permitted FAR:	Site Shape:
Max Contiguous SF:		Development Capacity:	Access:
Max Contiguous Acres:		Yard Type:	Visibility: Marine City Hwy
Permitted SF:		Yard SF:	Frontage:
Buildable SF:			
Additional Site/Parcel Information Comments: Parcel Identification Number: 23-006-1001-120			
Frontage Traffic Count Comments:			

Utilities			
Gas:	Natural	Power:	Phone:
Water:	City	Amps:	1600
Sewer:	City	Volts:	480
		Phase:	3
		Power Supplier:	DTE Energy
Cable:		Broadband:	
		Broadband Supplier:	
Utilities Comments:			

Contacts for this Availability				
Role	Company	Name	Phone	Email
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