

# FOR LEASE

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

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## 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

Giancarlo Pinterpe

[giancarlo.pinterpe@lee-associates.com](mailto:giancarlo.pinterpe@lee-associates.com)  
(248) 567-8003

Adriano Docaj

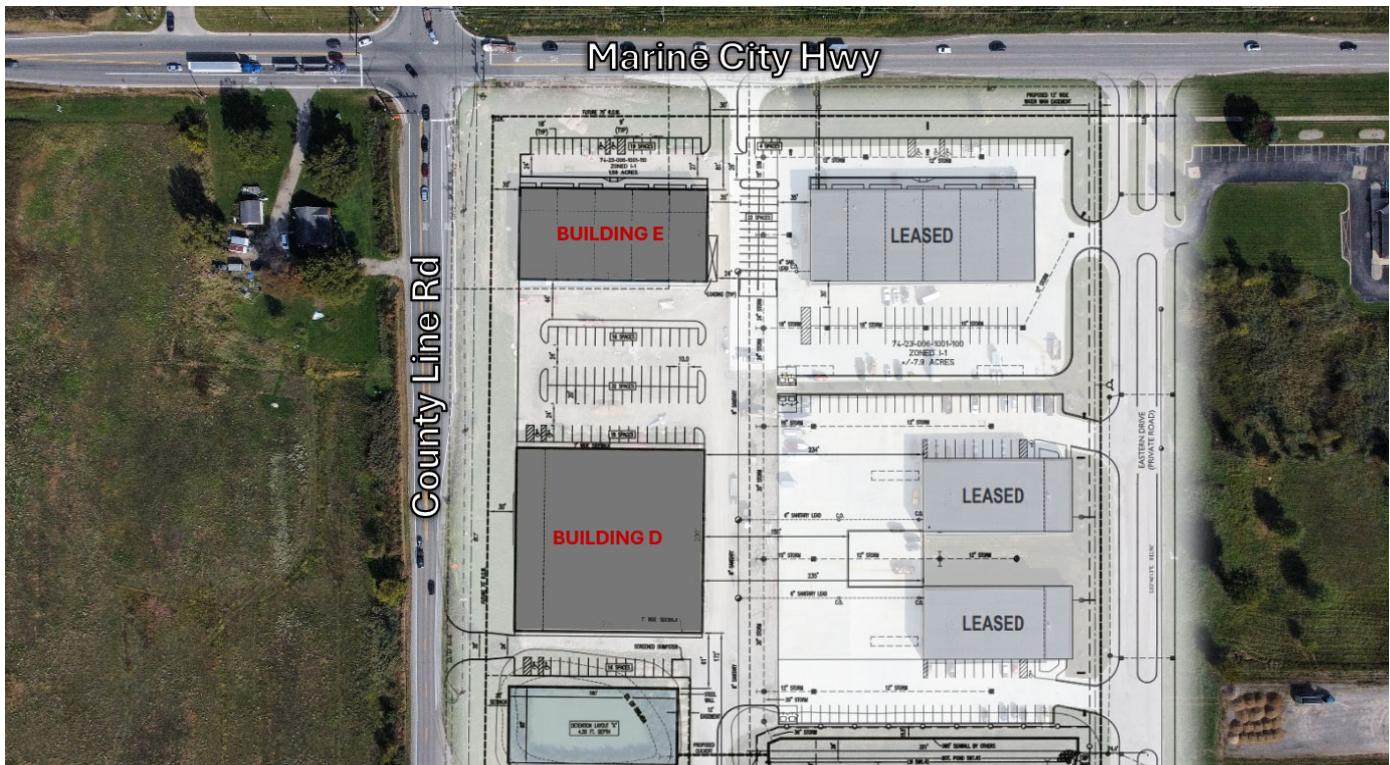
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other 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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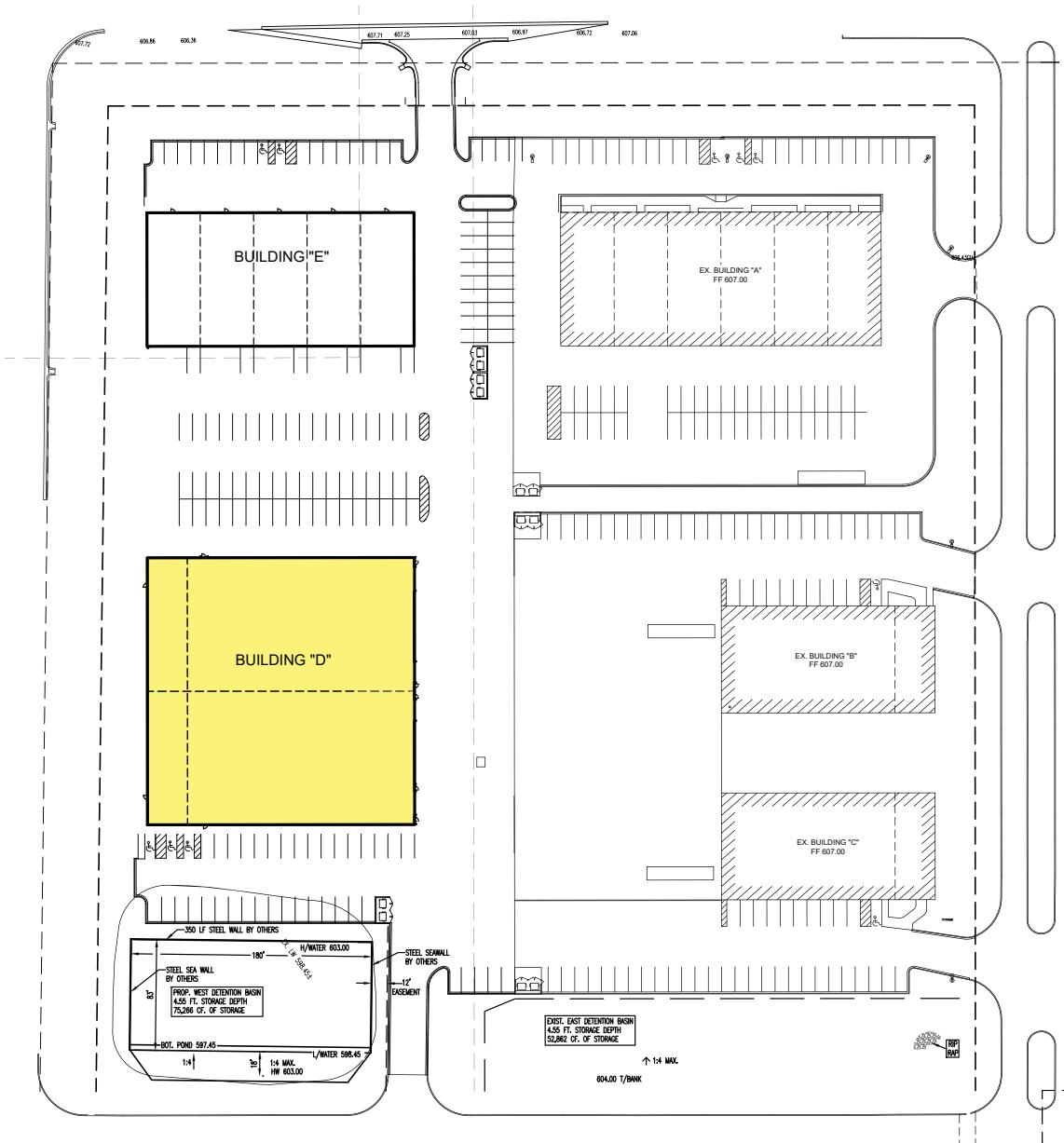
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**Building D**
**10137 Marine City Hwy, Ira Township, MI 48023**


<b>Property Type:</b>	Industrial
<b>Available SF:</b>	20,000-40,000
<b>Land Size (Acres):</b>	4.98
<b>Market:</b>	SE Michigan
<b>County:</b>	St. Clair

**Availability Details**

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

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

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	Cable:
Sewer:	City	Volts: 480	Broadband:
		Phase: 3	Broadband Supplier:
		Power Supplier: DTE Energy	

**Utilities Comments:**

Contacts for this Availability				
Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Giancarlo Pinterpe	248.567.8003	<a href="mailto:giancarlo.pinterpe@lee-associates.com">giancarlo.pinterpe@lee-associates.com</a>
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