

4 2 4 1 1

# R. MANCINI DR.

STERLING HEIGHTS, MICHIGAN

INDUSTRIAL NEW CONSTRUCTION  
AVAILABLE FOR LEASE



LOT 2  
37,173 SF  
2.14 ACRES

**NEWMARK**

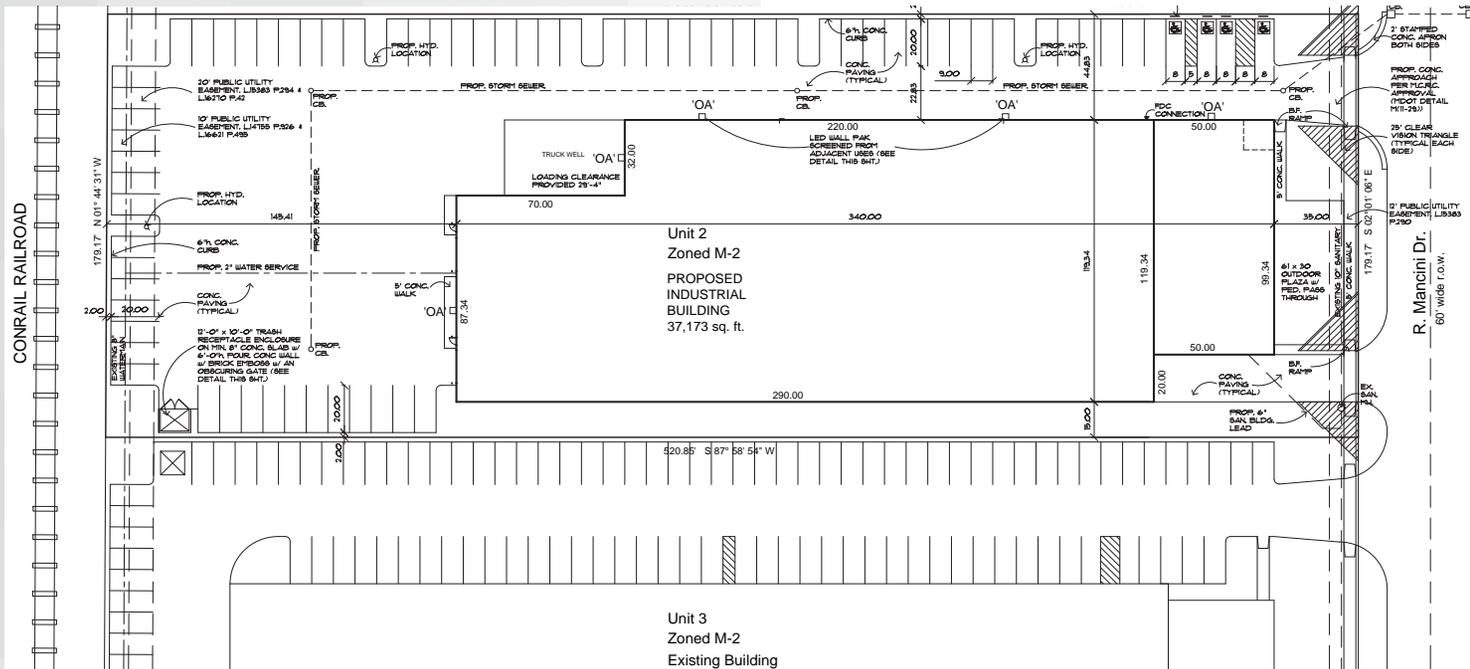
**Chris Dowell**  
Senior Managing Director  
chris.dowell@nmrk.com  
248-447-2717

**Jack Coury**  
Senior Managing Director  
jack.coury@nmrk.com  
248-372-2276

# Property Details

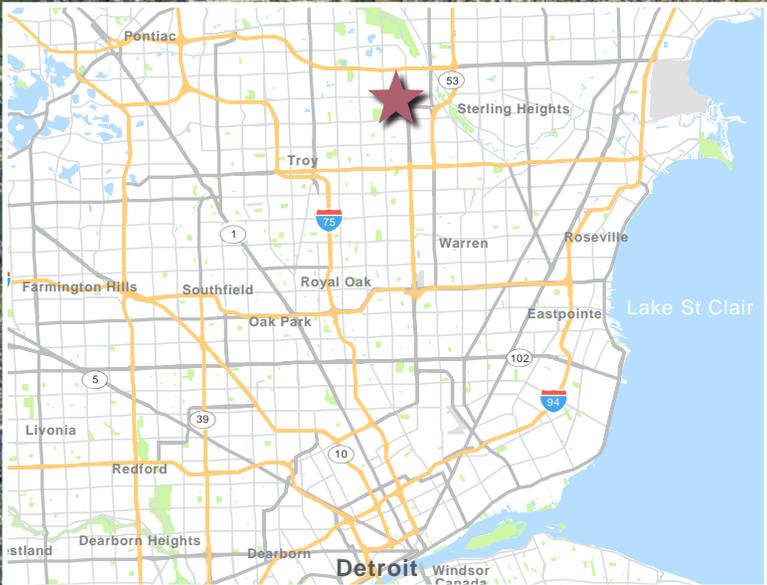
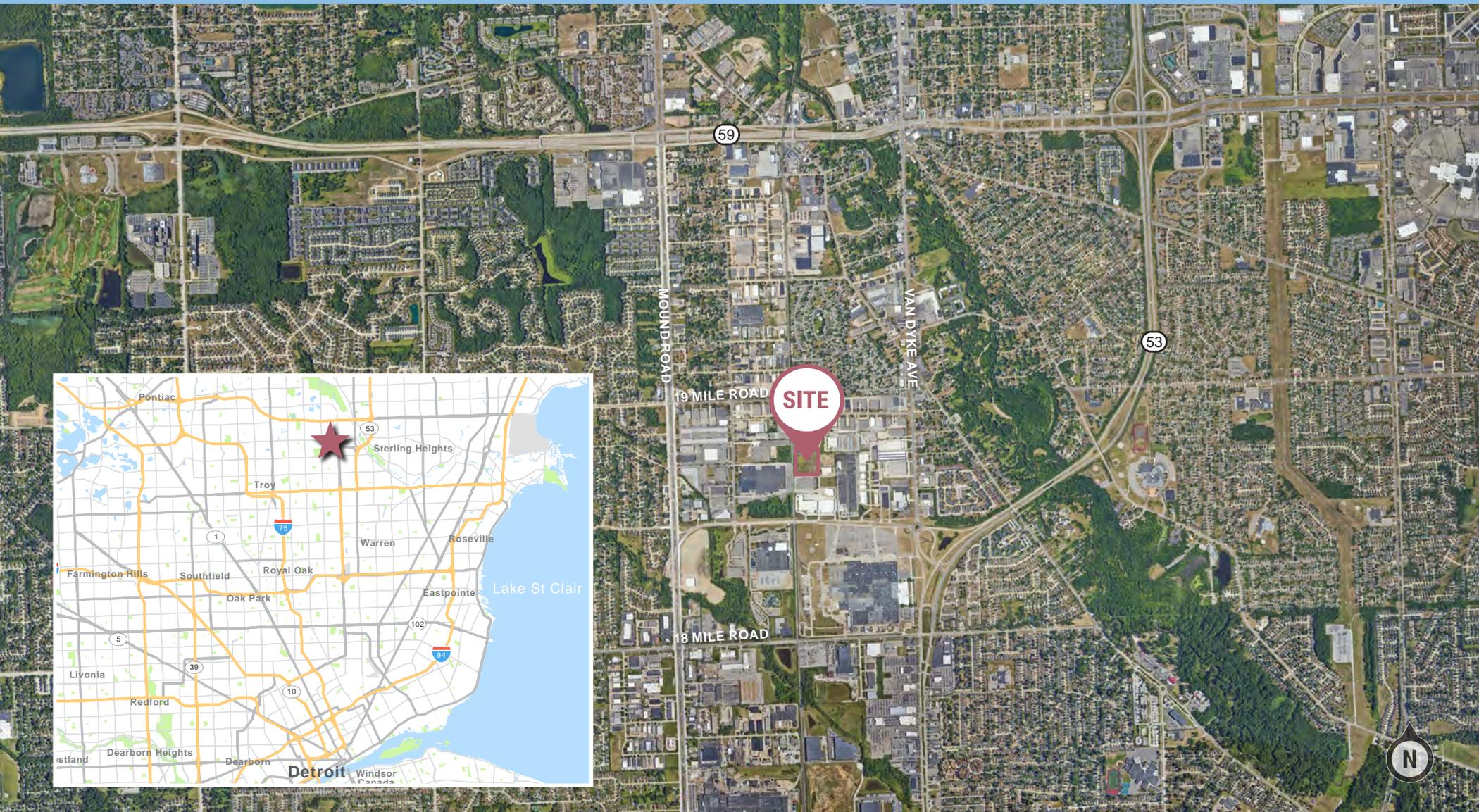
- \$10.95/SF NNN
- Available Spring 2026
- New Construction
- 37,173 SF
- 4,967 SF Office
- 2.14 Acres
- Air Rotation or Radiant Heat
- (2) Exterior Truckwells
- (2) 14' x 14' Grade Level Doors
- Zoned M-2 (Heavy Industrial)
- 24' Clear Height
- Power 1000A/480V
- 100% Sprinklered
- LED Lighting
- Cranes and Floor Drains Possible
- Tax Abatement Possible

## Lot 2 Site Plan





# Location Details



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26555 Evergreen Rd, Suite 500 Southfield, MI 48076  
[nmrk.com](http://nmrk.com)

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