



A TOP 5 DHHS OFFICE

PILOT

PROPERTY GROUP

13251 E. 10 MILE RD, WARREN, MI 48089

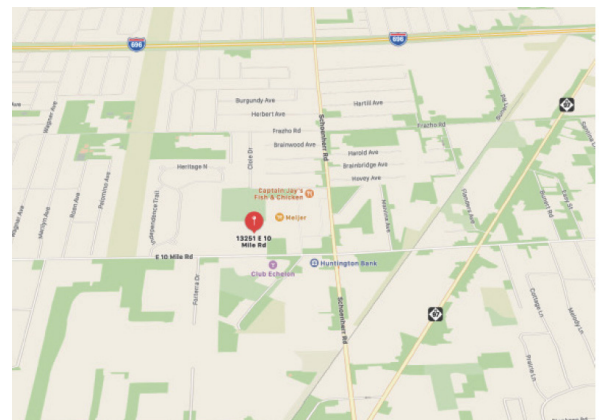
PROPERTY OVERVIEW:

If your business or practice relies on a strong Medicaid revenue stream, this property is an unmatched opportunity. Situated directly next to a 31,000 SF Michigan Department of Health and Human Services (DHHS) office - ranked among the top five busiest in the entire state - this location offers built-in, consistent exposure to your ideal client base.

Every Medicaid recipient must enroll in person at a DHHS location like this, and they're required to return annually for an in-person visit to maintain their benefits. This office alone processes more than 7,500 individuals every month, creating a steady flow of potential patients or clients right to your doorstep.

Capitalize on this incredible location with exceptional visibility and direct access to those who need your services most.

Property Type: Office/Medical
Cross Streets: 10 Mile and Schoenherr
Total Square Footage: 16,276
Minimum Sq. Ft. Available: 3,700
Maximum Sq. Ft. Available: 9,000
Parcel Size: 4.83 Acres
Year Built: 2023
Zoning: Office/Medical
Parking Spaces: 150 +/-
Lease Rate: \$20.00 PSF
Lease Type: NNN



AGENT CONTACT INFO

ANTHONY RUBINO O: 586.254.0900 x101 • C: 586.873.5419 • anthony@pilotpg.com

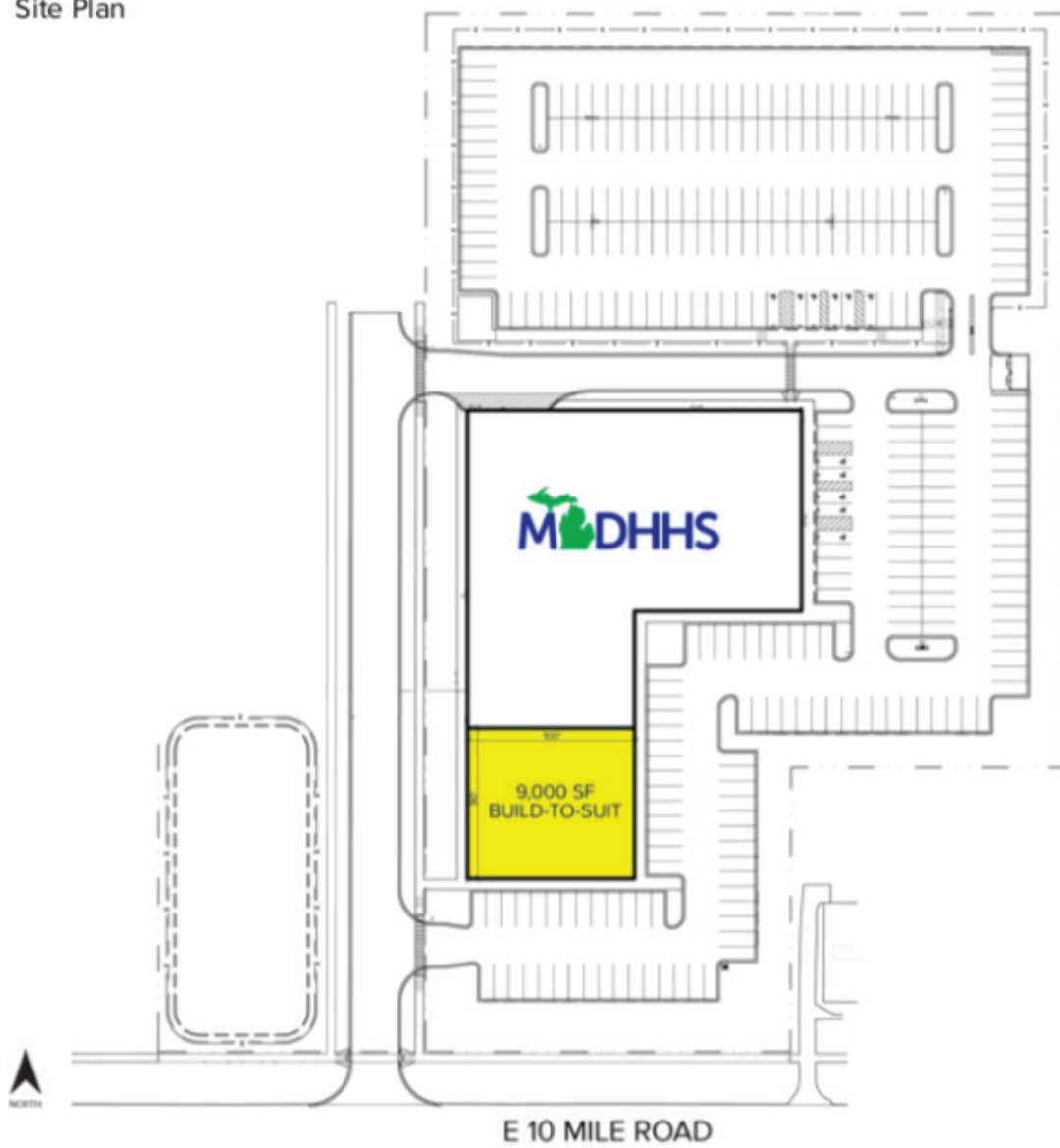
JIMMY DIEHL O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com

Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

SITE PLAN

Site Plan



Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com