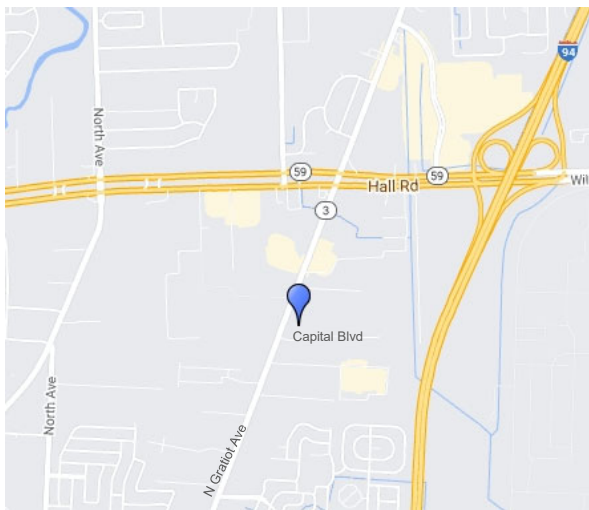




# 24101 CAPITAL BOULEVARD

Clinton Township, MI



## FOR LEASE

### Property Highlights

- 36,007 square feet
- 4,226 square foot office area (finished to suit)
- New construction
- 22' clear
- 2 truckwells
- Ideal for warehouse and also equipped with manufacturing features

For information, please contact:

#### **BOB PAGANO**

Senior Managing Director

t 248-357-6576

bob.pagano@nmrk.com

27725 Stansbury Blvd, Suite 300,  
Farmington Hills, MI 48334

[nmrk.com](http://nmrk.com)

# NEWMARK

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## INDUSTRIAL – For Lease

24101 Capital Boulevard  
Clinton Township, MI

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Total Building Size:	36,007
Total Available:	36,007
Age:	2022
Factory:	31,781
Office:	4,226
Minimum Divisible:	N/A
Zoned:	I-1 (Light Industrial)

<b>Lease Rate:</b>	<b>\$7.95/sf NNN</b>
<b>Monthly Rent:</b>	<b>\$23,854.64</b>

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### Property Details

Acreage:	1.72	Power:	1600 A / 480 V
Frontage:	232'	Lights:	LED
Depth:	335'	Truckwell:	2
Parking:	53	Grade Door:	(2) 14' x 14'
Expandable:	No	Heating:	Radiant Tube
Clearance:	22'4" to 24'4"	A/C:	Office
Bay Size:	50'	Sprinklered:	100% (Extra Hazard)
Lavatories:	(2) Office; (2) Shop	Floor drains:	Possible
Crane:	Prepped – 15 Ton		

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### Additional Information:

New construction. Well suited for manufacturing or warehouse uses. Tax abatement possible for qualified users. Office area finished to suit. Crane prepped for 15 ton. Extra hazard fire suppression system. Switch gear for 2,000 Amps. 9' x 10' dock doors. Phenomenal location just south of Hall Road (M-59) near I-94.

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### Contact Information:

**BOB PAGANO**

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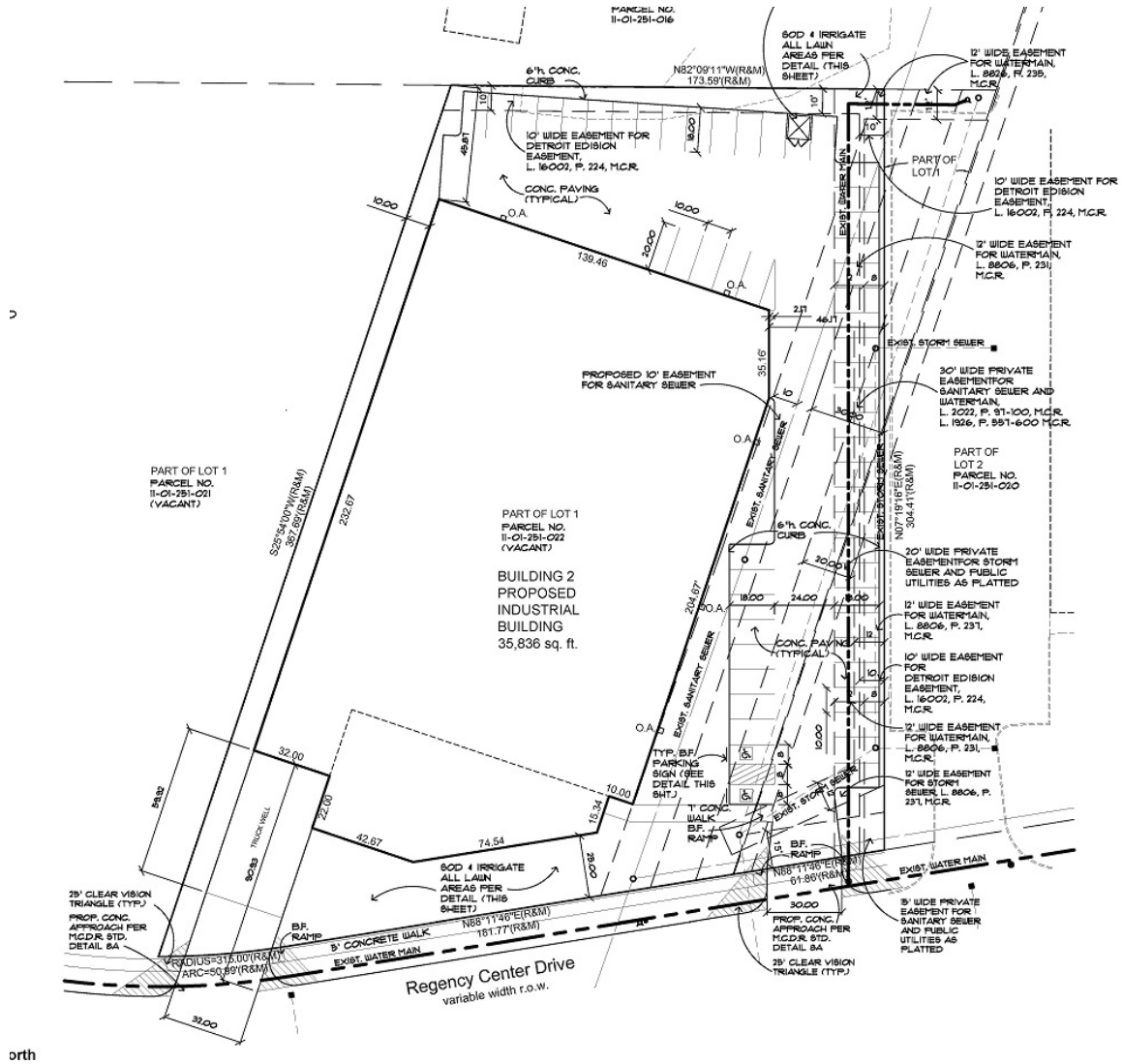
[bob.pagano@nmrk.com](mailto:bob.pagano@nmrk.com)

# NEWMARK





# SITE PLAN



## CONTACT

**BOB PAGANO**

Senior Managing Director

t 248-357-6576

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