



FOR SALE / LEASE

**45700 Mound Rd.
Shelby Township, Michigan 48317**

PROPERTY HIGHLIGHTS:

- 17,086 square foot building
- 4.5 acres
- 117 parking spaces
- Four (4) overhead doors
- Zoned C-2 - Retail, Office, Medical or Flex uses
- 520' frontage on Mound Rd
- Great visibility with monument signage
- Large lot with room for additional development
- Excellent location at M-59 and Mound
- Landlord will provide generous improvement allowance for leases
- Lease rate: \$22.00 Gross per sq. ft.
- Sale price: \$2,800,000 (\$163/sq. ft.)

For more information, contact:

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