

INDUSTRIAL PROPERTY // FOR LEASE

1,748 SF WAREHOUSE FLEX SPACE WITH OVERHEAD DOOR NEAR I-94

1486 MICHIGAN RD

PORT HURON TWP, MI 48060



- 1,400 SF of open warehouse
- 10' roll-up overhead door
- Multiple 220 outlets
- Ventilation fan and floor drain
- Large pylon building sign
- Short distance from I-94 and I-69
- B3 General Business Zoning
- Short-term lease options

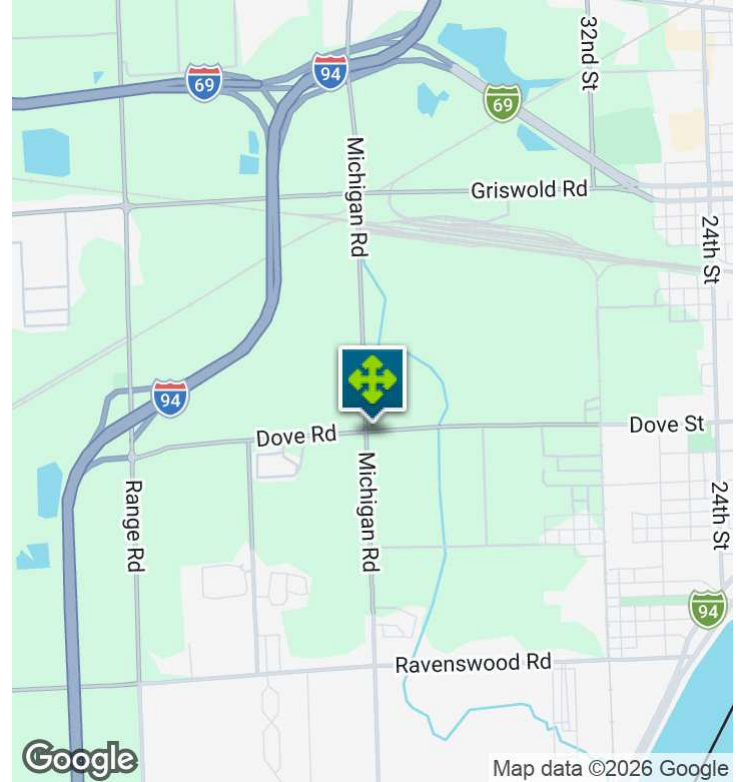


26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate	\$1,200.00 PER MONTH (GROSS)
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OFFERING SUMMARY

Building Size:	9,356 SF
Available SF:	1,748 SF
Lot Size:	80,926 SF
Number of Units:	1
Year Built:	1998
Zoning:	B-3
Market:	Detroit
Submarket:	St Clair & Lapeer Counties
Traffic Count:	5,793

PROPERTY OVERVIEW

Vacant 1,748 SF warehouse flex space available for short-term or long-term tenant located about a mile from I-94. Space is approximately 32 feet wide by 54.5 feet deep. A 10-foot overhead door leads to open 1,400 SF of warehouse. Multiple 220 outlets. Ventilation fan. Floor drain. 12-foot ceiling height. Air-conditioned office/lobby area is 190 SF (10'x19'). One restroom. One utility sink. There is also a large pylon sign attached to the front of the building for tenant name/signage. Asking rent is \$1200/month.

LOCATION OVERVIEW

Located on the west side of Port Huron Twp, minutes from I-94 and I-69. Exit 269 Dove Street on I-94 is about a mile away

PROPERTY HIGHLIGHTS

- 1,400 SF of open warehouse with 10' roll-up overhead door
- Multiple 220 outlets, ventilation fan, and floor drain
- Large pylon building sign
- Short distance from I-94 and I-69
- B3 General Business Zoning



P.A. COMMERCIAL
Corporate & Investment Real Estate

Kevin Bull SENIOR ASSOCIATE

D: 248.358.5361 | C: 248.895.9972

kevin@pacommercial.com

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INDUSTRIAL DETAILS

Property Type:	Industrial/Flex
Building Size:	9,356 SF
Space Available:	1,748 SF
Shop SF:	1,400 SF
Office SF:	348 SF
Occupancy:	Immediate
Zoning:	B-3
Lot Size:	1.7 Acres
Parking Spaces:	4-5
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1998
Construction Type:	Masonry
Clear Height:	12'
Overhead Doors:	One (1) 10' x 10'
Truckwells/Docks:	No
Cranes:	No
Column Spacing:	Clear Span
Power:	220 Volts
Buss Duct:	No
Air Conditioning:	Office Only
Heat:	Yes
Exhaust Fans:	Yes
Lighting:	Fluorescent
Sprinklers:	No
Floor Drains:	Yes



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ADDITIONAL PHOTOS



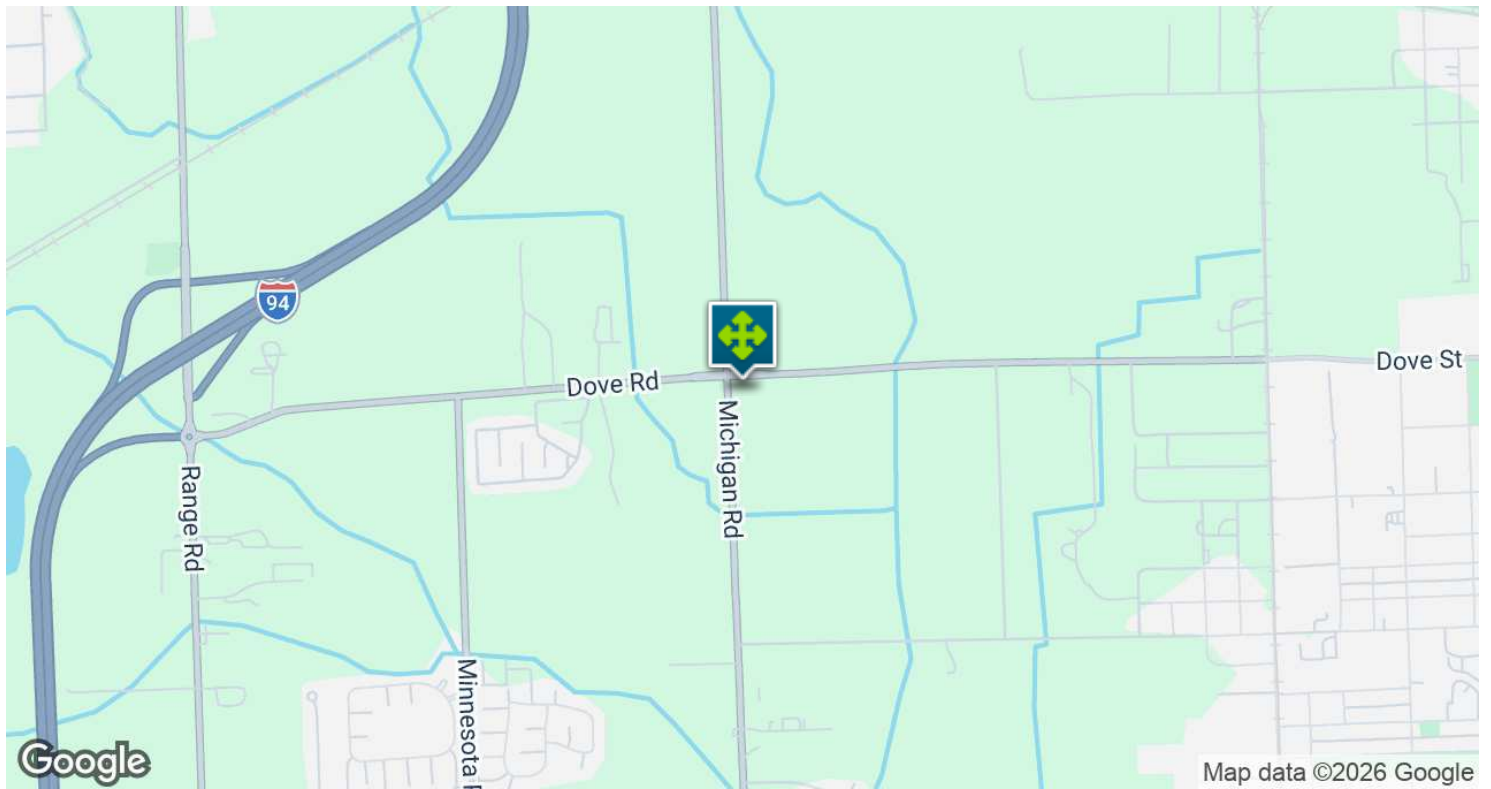
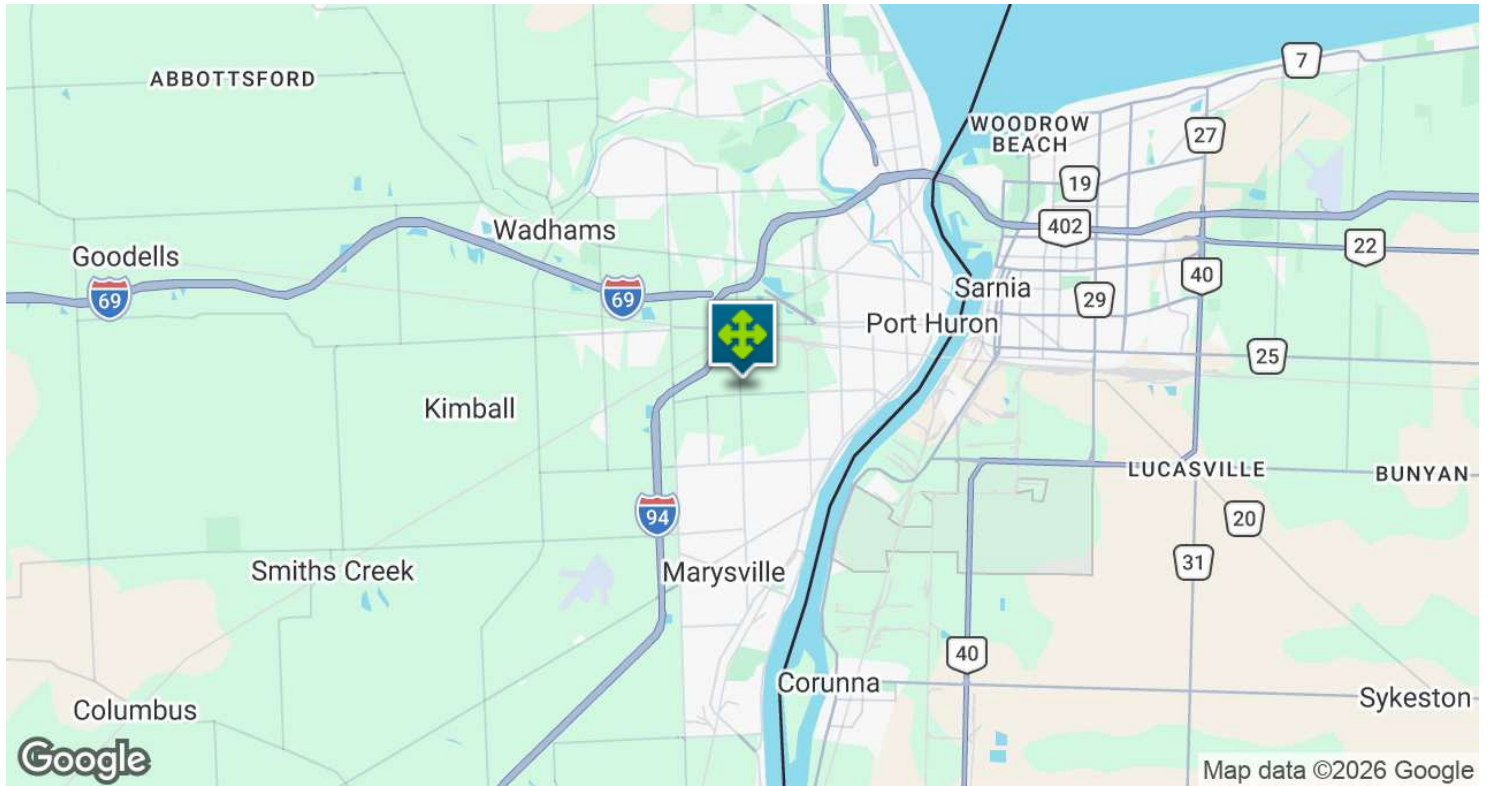
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LOCATION MAP

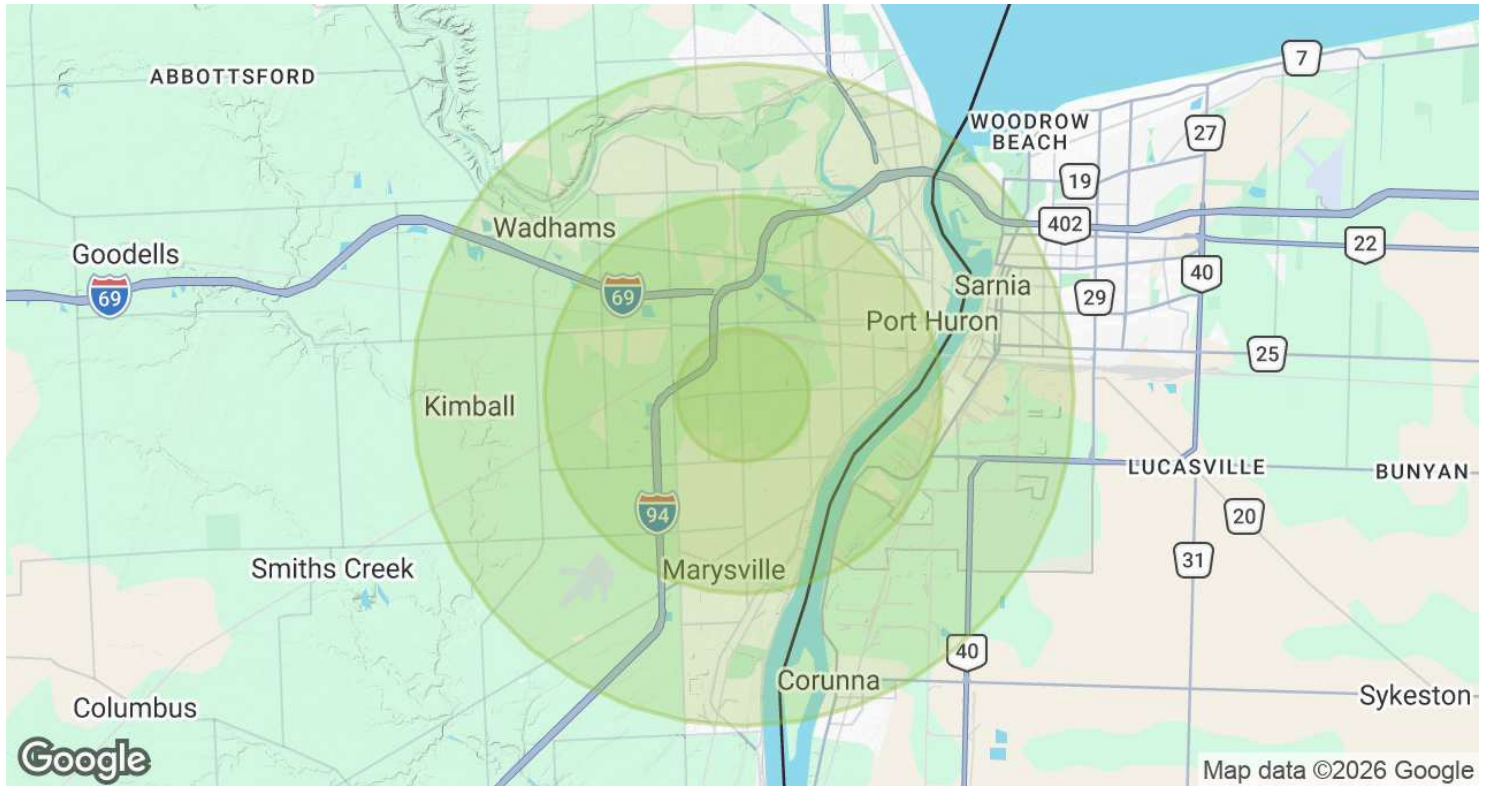


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,420	31,362	57,838
Average Age	35	40	41
Average Age (Male)	33	38	40
Average Age (Female)	38	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	861	12,521	23,766
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$58,651	\$64,033	\$72,975
Average House Value	\$150,840	\$158,375	\$189,027

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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