

# FOR LEASE | INDUSTRIAL WAREHOUSE/OFFICE

3529 WEST GENESEE RD.



**3529 WEST GENESEE RD.**  
**LAPEER, MI 48446**

## PROPERTY HIGHLIGHTS:

- 4,000 SF industrial warehouse, with up to 2,000 SF of office, for lease in Lapeer
- Flexible office offering from 0-2,000 SF
- Both radiant and gas forced air heating
- 18' clear height with a 14' high overhead drive in
- Ample power with 4 shut-offs for large machines
- New LED lighting
- Great Interstate access 1/2 mile from I-69 at Lake Nepessing Rd

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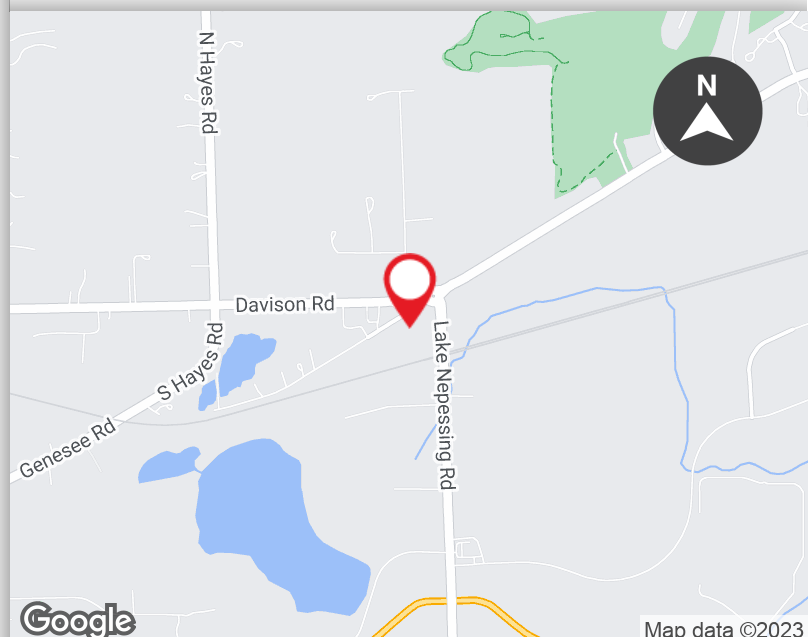
FOR MORE INFORMATION PLEASE CONTACT:



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**eCODE 190**



# 3529 WEST GENESEE RD. - FIBERLINK PROPERTY INFORMATION

## HIGHLIGHTS

Building SF:	37,500 SF
Warehouse Available SF:	4,000 SF
Office Available SF:	0-2,000 SF
County:	Lapeer
Cross Streets:	Genesee and Lake Nepessing Rd

## SITE

Land (acres):	4.2
Parcel Number:	008-300-018-00
Zoning:	C-2

## PRICING

Lease Rate:	\$12/SF (Gross + Utilities)
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## BUILDING INFORMATION

Type:	Industrial - Warehouse   Office
Construction Type:	Block and Steel
Walls/Partition Type:	Block and Drywall
Roof Type:	Pitched
Stories:	1
Lighting:	LED
Heating:	Radiant and GFA
Clear Height:	18'
Ceiling Height:	19'
Electrical:	1000a 440v 3p
Elevators:	N/A
# Docks/Truckwells:	1 - Exterior
# Grade Level Doors:	1
O-H Door Dimensions (HXW):	14'Hx12'W

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**3529 WEST GENESEE RD. - FIBERLINK  
WAREHOUSE PHOTOS**

