

2396 E. TEN MILE ROAD  
WARREN, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE  
12,084-59,925 Square Feet Available



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ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

**AVAILABLE IMMEDIATELY**



## PROPERTY FEATURES

- 12,084-59,925 square feet available
- 59,925 square foot building situated on 2.79 acres
- 22,716 square feet independent unit for lease to an individual user
- 16'9" - 17'2" clear height
- (5) 10x12 & 12x14 grade level doors / (3) truckwells
- Heavy parking
- Temporary storage or longer term storage available.
- FULL SERVICE WAREHOUSE UNITS AVAILABLE (Only a hi-low driver and pick and pack services by the Landlord. No tenant employees can occupy.)
- 3.75 Acres to the south can also be sold separately for \$500,000
- Lease Rates: \$5.00/sf NNN-5.50/sf Gross FS (full service warehouse units)
- Sale Price: \$3,200,000 (\$53.40/sq.ft.)



For more information, please contact:

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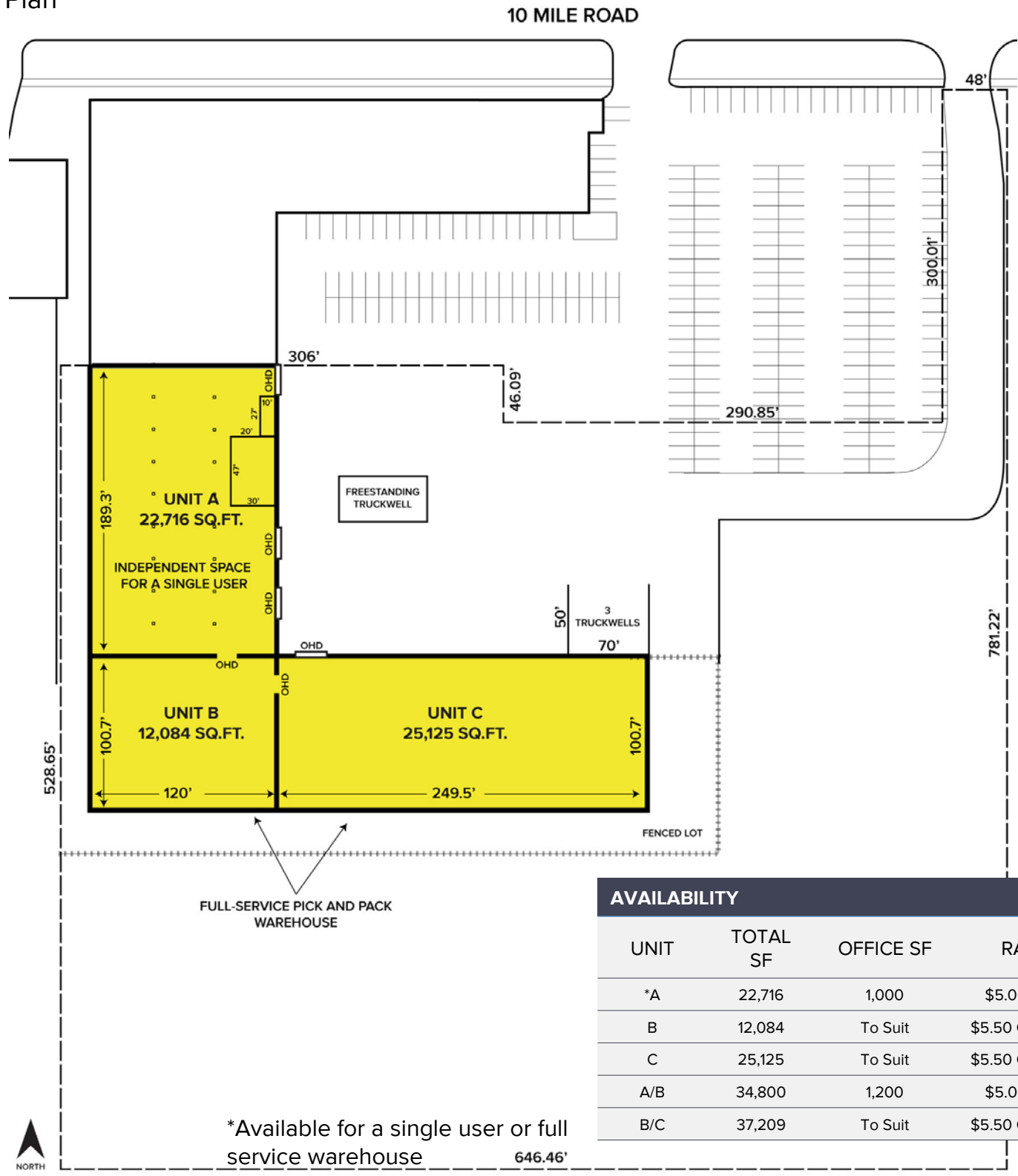
**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

# 2396 E. Ten Mile Road - Warren, Michigan

Industrial For Sale or Lease

12,084-59,925  
Square Feet  
AVAILABLE

## Site Plan



AVAILABILITY			
UNIT	TOTAL SF	OFFICE SF	RATE
*A	22,716	1,000	\$5.00 NNN
B	12,084	To Suit	\$5.50 Gross FS
C	25,125	To Suit	\$5.50 Gross FS
A/B	34,800	1,200	\$5.00 NNN
B/C	37,209	To Suit	\$5.50 Gross FS

\*Available for a single user or full service warehouse  
646.46'

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