

# FOR SALE/LEASE 6,160 SQ. FT.



**SALE PRICE:**  
**\$850,000 (\$138/SF)**

**LEASE RATE:**  
**\$8.95/SF NNN**

- Rare Small Industrial Building For Lease
- Very Clean Shop
- Clear Span
- Epoxied Floor
- Great Freeway Access

**44396 Reynolds Drive**  
**Clinton Twp, MI 48036**

Available Space	6,160 SF	Office Size	1,280 SF
Year Built	1988	Shop Size	4,880 SF
Zoning	(I-1) Light Industrial	Grade Level Doors	(1) 12'x14'
Lot Size	.45 Acres	Shop Lights	Fluorescent
Construction	Block / Brick	Shop Heat	Radiant Tube
Location	Hall Road and Gratiot Avenue	Floor Drains	Yes
Parking	10 Spaces	Clear Ceiling Height	16'
Electrical	480 Volt	PSF Rate	\$8.95 / SF
Taxes	Summer 2025 \$8,206.15 / Winter 2025 \$3,412.70		

## Burger

**& COMPANY**

38345 West 10 Mile Road, Suite 390,  
Farmington Hills, MI 48335

**Joe Pellerito**

Senior Associate

Cell Phone: (248) 417-8246

Email: [joe.pellerito@burgercollc.com](mailto:joe.pellerito@burgercollc.com)

**248-536-2888**

**WWW.BURGERCOLLC.COM**



Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.



# INTERIOR



**Joe Pellerito**

Senior Associate

Cell Phone: (248) 417-8246

Email: [joe.pellerito@burgercollc.com](mailto:joe.pellerito@burgercollc.com)

38345 West 10 Mile Road, Suite 390, Farmington Hills, MI 48335 | Office: 248-536-2888 | [www.burgercollc.com](http://www.burgercollc.com)

*Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.*



# OFFICE



**Joe Pellerito**

Senior Associate

Cell Phone: (248) 417-8246

Email: [joe.pellerito@burgercollc.com](mailto:joe.pellerito@burgercollc.com)

38345 West 10 Mile Road, Suite 390, Farmington Hills, MI 48335 | Office: 248-536-2888 | [www.burgercollc.com](http://www.burgercollc.com)

*Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.*

# BUILDING PLAN

BLT 1988  
17' AVG HT



**Joe Pellerito**

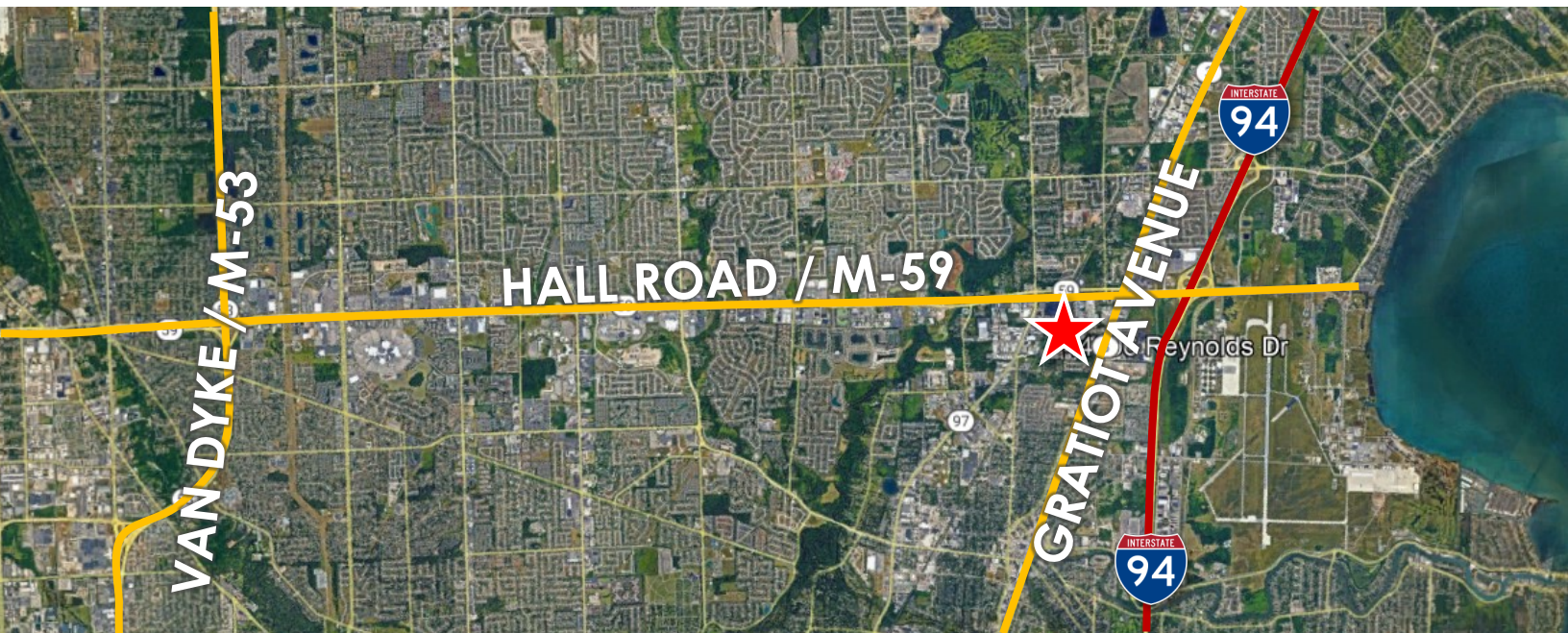
Senior Associate

Cell Phone: (248) 417-8246

Email: [joe.pellerito@burgercollc.com](mailto:joe.pellerito@burgercollc.com)



# AERIAL VIEWS



**Joe Pellerito**

Senior Associate

Cell Phone: (248) 417-8246

Email: [joe.pellerito@burgercollc.com](mailto:joe.pellerito@burgercollc.com)

38345 West 10 Mile Road, Suite 390, Farmington Hills, MI 48335 | Office: 248-536-2888 | [www.burgercollc.com](http://www.burgercollc.com)

*Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.*