

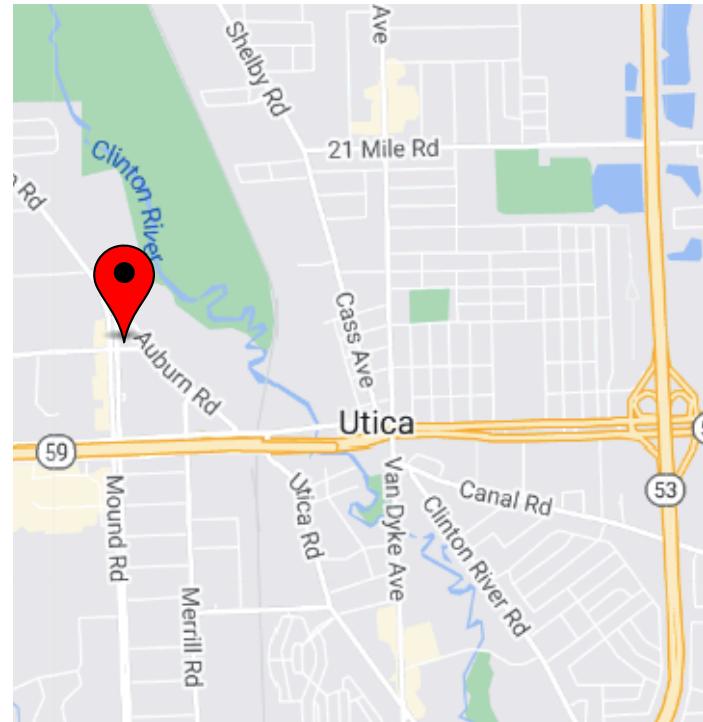


FOR SALE / LEASE

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

PROPERTY HIGHLIGHTS:

- 17,086 square foot building
- 4.8 acres
- The site offers three points of egress via Mound Road, Auburn Road, and West Utica.
- 117 parking spaces (room for additional parking on 1 acre)
- Four (4) overhead doors
- Zoned C-4 - General Business District
- 520' frontage on Mound Rd
- Traffic counts - 18,924 VPD
- Great visibility with monument signage
- Large lot with room for additional development
- Excellent location at M-59 and Mound
- Lease rate: \$22.00 Gross per sq. ft.
- Sale price: \$2,600,000 (\$152/sq. ft.)



For more information,
contact:

RICK TABBI, CCIM

(248) 800 7111 | rick@tabbire.com