

INDUSTRIAL PROPERTY // FOR LEASE

LIKE NEW CONSTRUCTION! 15,055 SF INDUSTRIAL BUILDING OFF 23 MILE RD

51255 REGENCY CENTER DRIVE
MACOMB TOWNSHIP, MI 48024



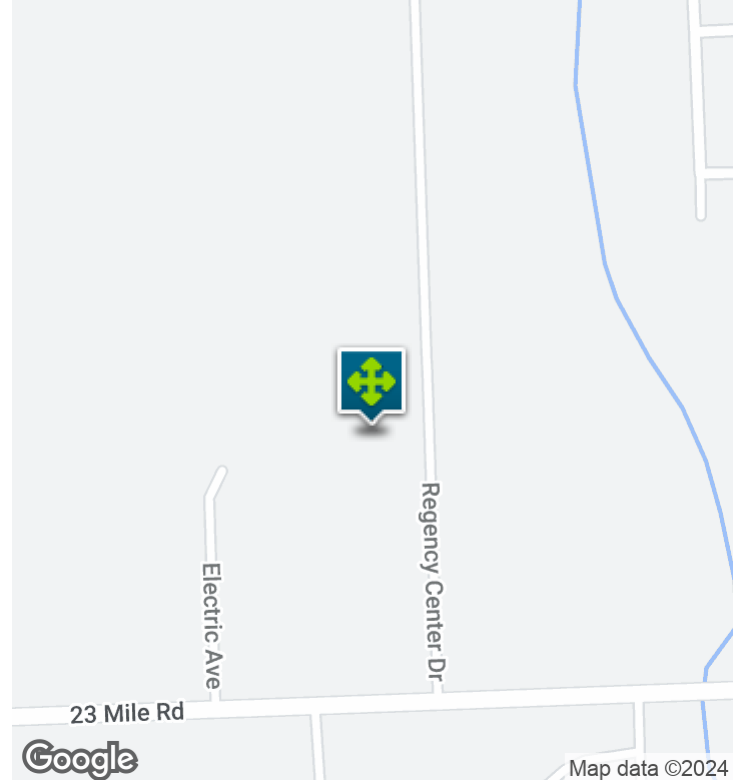
- 15,055 SF with 1,655 SF Office
- 480 Volt Power
- Wrap Around Driveway via Truckwell
- Immediate Occupancy!
- 21' Clear Height



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY



| | |
|-------------------|---------------------------|
| Lease Rate | \$9.00 SF/YR (NNN) |
|-------------------|---------------------------|

OFFERING SUMMARY

| | |
|-----------------------|------------------|
| Building Size: | 15,055 SF |
| Available SF: | 15,055 SF |
| Lot Size: | 1.05 Acres |
| Year Built: | 2017 |
| Zoning: | Light Industrial |
| Market: | Detroit |
| Submarket: | Groesbeck North |
| Traffic Count: | 22,713 |

PROPERTY OVERVIEW

Attractive 15,055 SF manufacturing building for lease. The building features a 13,400 SF shop and 1,655 SF office, one (1) exterior truckwell, one (1) 12'x14' overhead door, 21' clear height, 480 volt power, T-5 fluorescent lighting, fire suppression system, and a wrap-around drive. Two (2) restrooms in office and two (2) in shop area.

LOCATION OVERVIEW

Perfect location for manufacturing or warehousing along 23 Mile corridor, just west of Romeo Plank Rd. Minutes to M-53 and I-94.

PROPERTY HIGHLIGHTS

- 15,055 SF with 1,655 SF Office
- Wrap Around Driveway via Truckwell
- 21' Clear Hight
- 480 Volt Power
- Immediate Occupancy!

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INDUSTRIAL DETAILS

| | |
|--------------------------------|-------------------|
| Property Type: | Industrial |
| Space Available: | 15,055 SF |
| Shop SF: | 13,400 SF |
| Office SF: | 1,655 SF |
| Occupancy: | Immediate |
| Zoning: | Light Industrial |
| Lot Size: | 1.05 Acres |
| Parking Spaces: | 35 |
| Fenced Yard: | No |
| Trailer Parking: | No |
| Year Built / Renovated: | 2017 |
| Construction Type: | Brick & Block |
| Clear Height: | 21' |
| Overhead Doors: | One (1) 12' x 14' |
| Truckwells/Docks: | One (1) Exterior |
| Cranes: | None |
| Column Spacing: | 40 x 40' |
| Power: | 480 Volt |
| Buss Duct: | No |
| Air Conditioning: | Office Only |
| Heat Type: | Tube Radiant |
| Lighting: | T-5 Fluorescent |
| Fire Suppression: | Yes |
| Floor Drains: | No |
| Taxes: | \$27,512.64 |



P.A. COMMERCIAL
Corporate & Investment Real Estate

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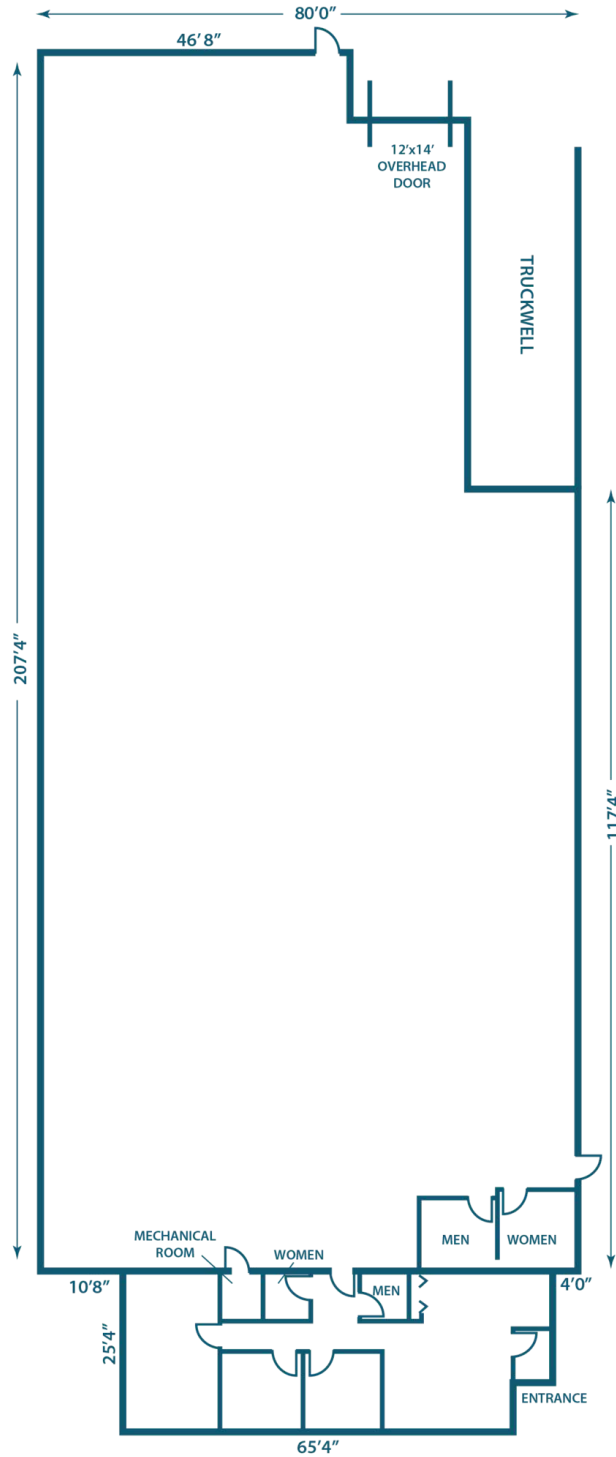
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ADDITIONAL PHOTOS



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FLOOR PLANS



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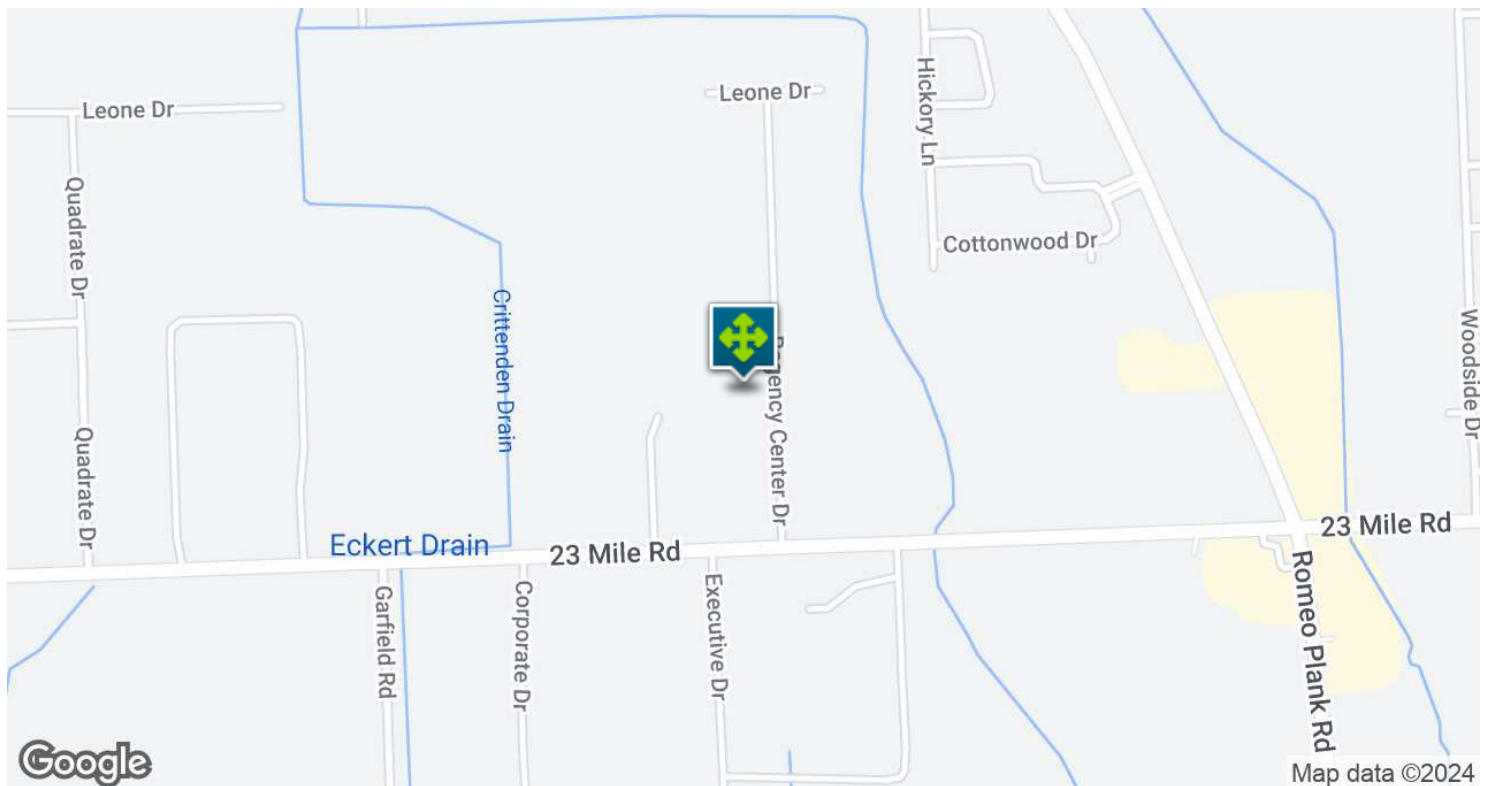
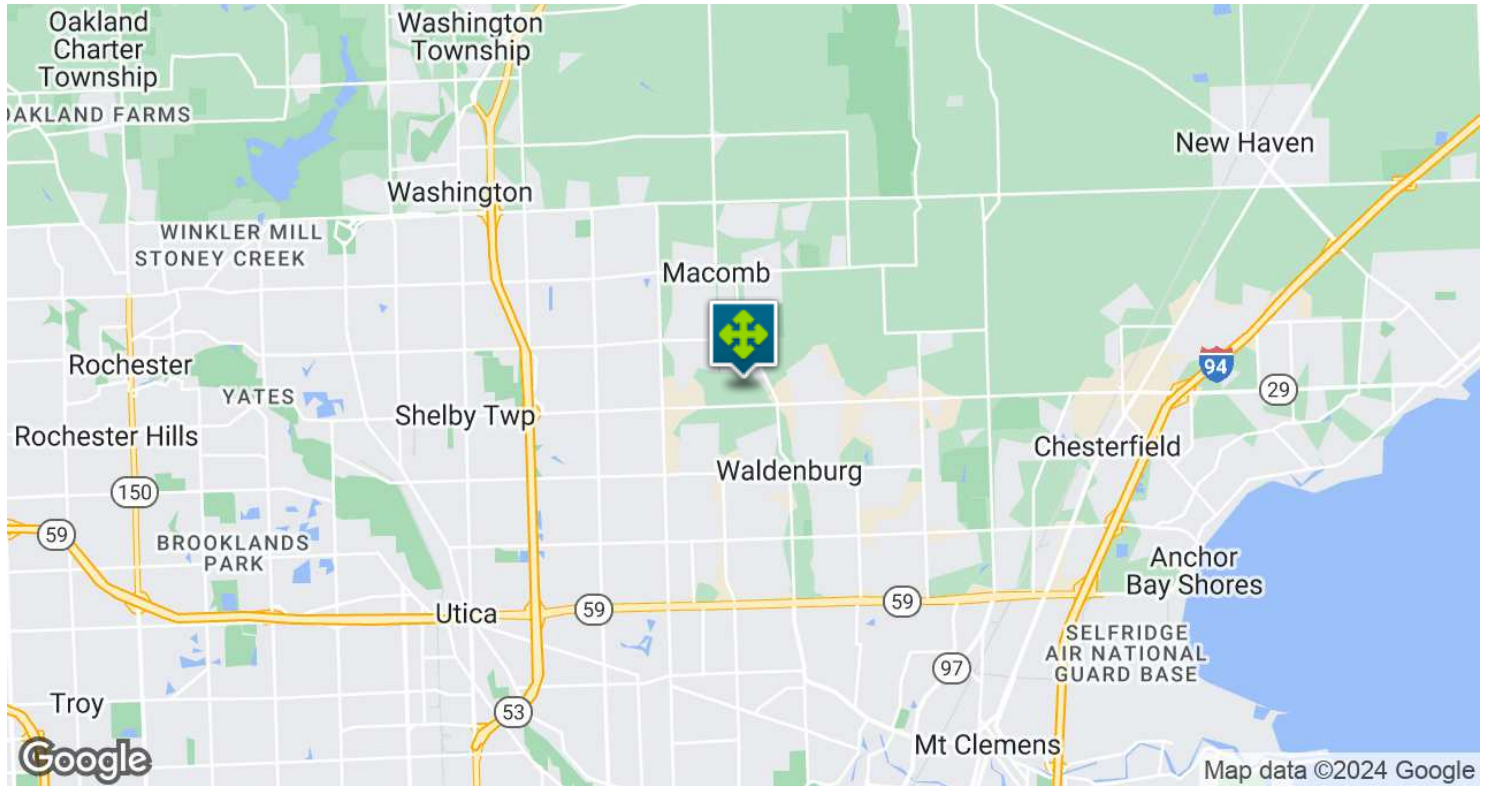
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RETAILER MAP



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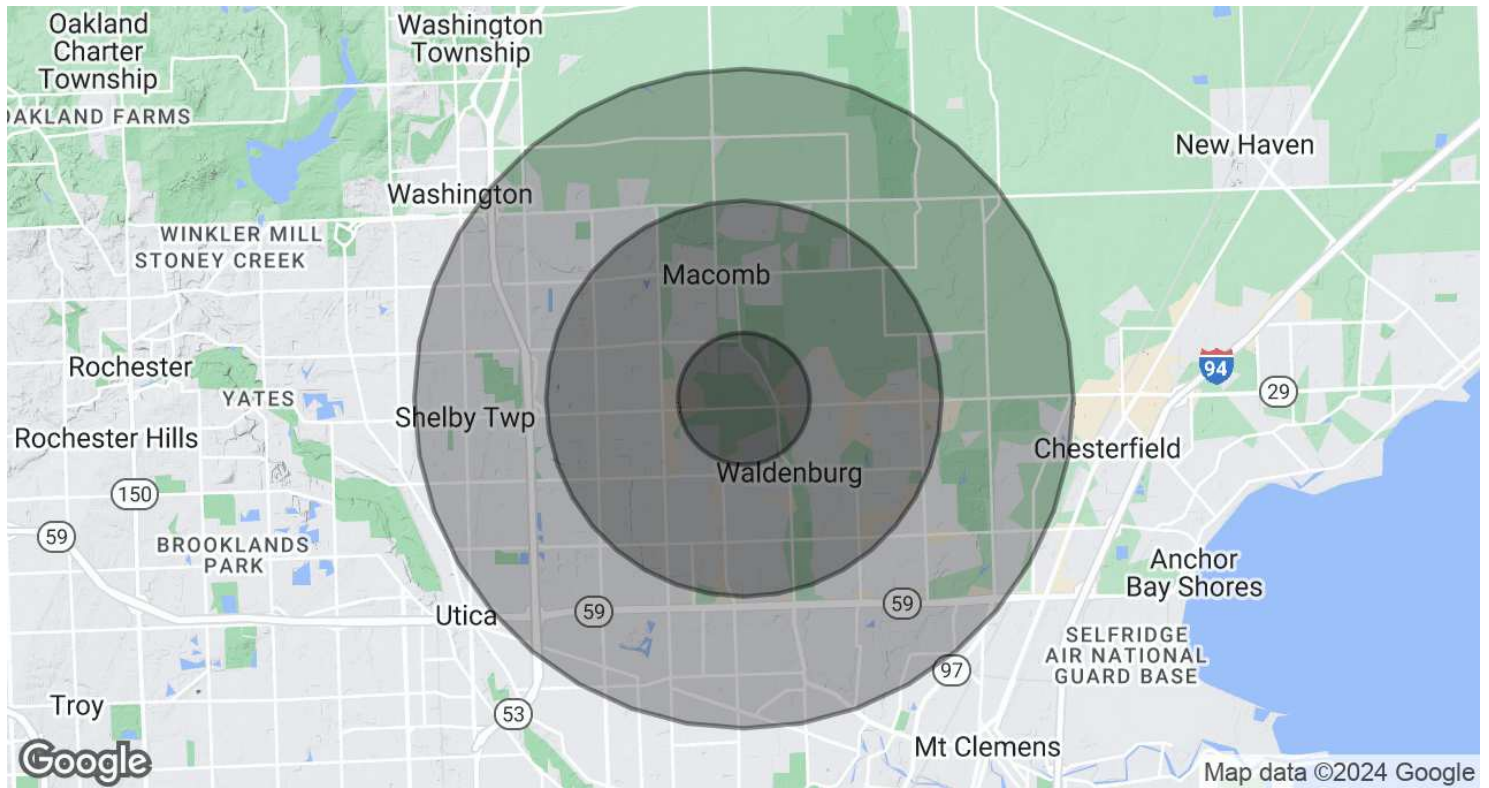
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|-----------|-----------|-----------|
| Total Population | 6,859 | 75,524 | 171,086 |
| Average Age | 37.2 | 36.7 | 38.5 |
| Average Age (Male) | 36.5 | 35.5 | 36.7 |
| Average Age (Female) | 37.8 | 37.4 | 39.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,286 | 25,219 | 63,113 |
| # of Persons per HH | 3.0 | 3.0 | 2.7 |
| Average HH Income | \$93,014 | \$89,991 | \$81,576 |
| Average House Value | \$269,716 | \$221,565 | \$201,230 |

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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