

**21810 CLESSIE COURT**

Lyon Township, MI 48165



**FOR LEASE**

**248.476.3700**

EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY: 21810 Clessie Court | Lyon Township, MI 48165**

**PROPERTY OVERVIEW**

Office Flex Building totaling 99,031 sf located in Lyon Township. Excellent visibility along I96 and only a few miles from the interchanges at Milford & Wixom Roads, this well located property makes for an outstanding headquarters for any automotive company, major supplier or other industrial businesses wanting to establish themselves in one of the fastest growing communities in Southeast Michigan.

**OFFERING SUMMARY**

Lease Rate:	\$10.75/SF, NNN
Total Building Size:	99,031 SF (45,000 SF Office 54,000 SF Warehouse)
Year Built:	2002
Parking:	177 Spaces w/ room to expand
Zoning:	I-1 Light Industrial
Parcel No.	Part of 21-02-376-021

**PROPERTY HIGHLIGHT**

- Extremely well maintained Flex Office/Industrial building.
- Parking for 177 vehicles, with room to expand.
- 500+/- feet of frontage along I-96.
- 2 Truckwells/2 Docks/4 - 12'x14' Drive-Ins/25 Tone Crane/ Air Compressor/ Backup Generator
- Electrical: 500 KVA Pad Mounted Transformer/ 2000 Amp MDP/ 480/277 Volt, 3-Phase Service. Warehouse Ceiling Height - 22' - 24' Clear
- Cummins vacating first quarter of 2025.
- Copy link for Property Tour - [https://youtu.be/Nmt\\_8Xjxtqs](https://youtu.be/Nmt_8Xjxtqs)



**ADDITIONAL PHOTOS:** 21810 Clessie Court | Lyon Township, MI 48165

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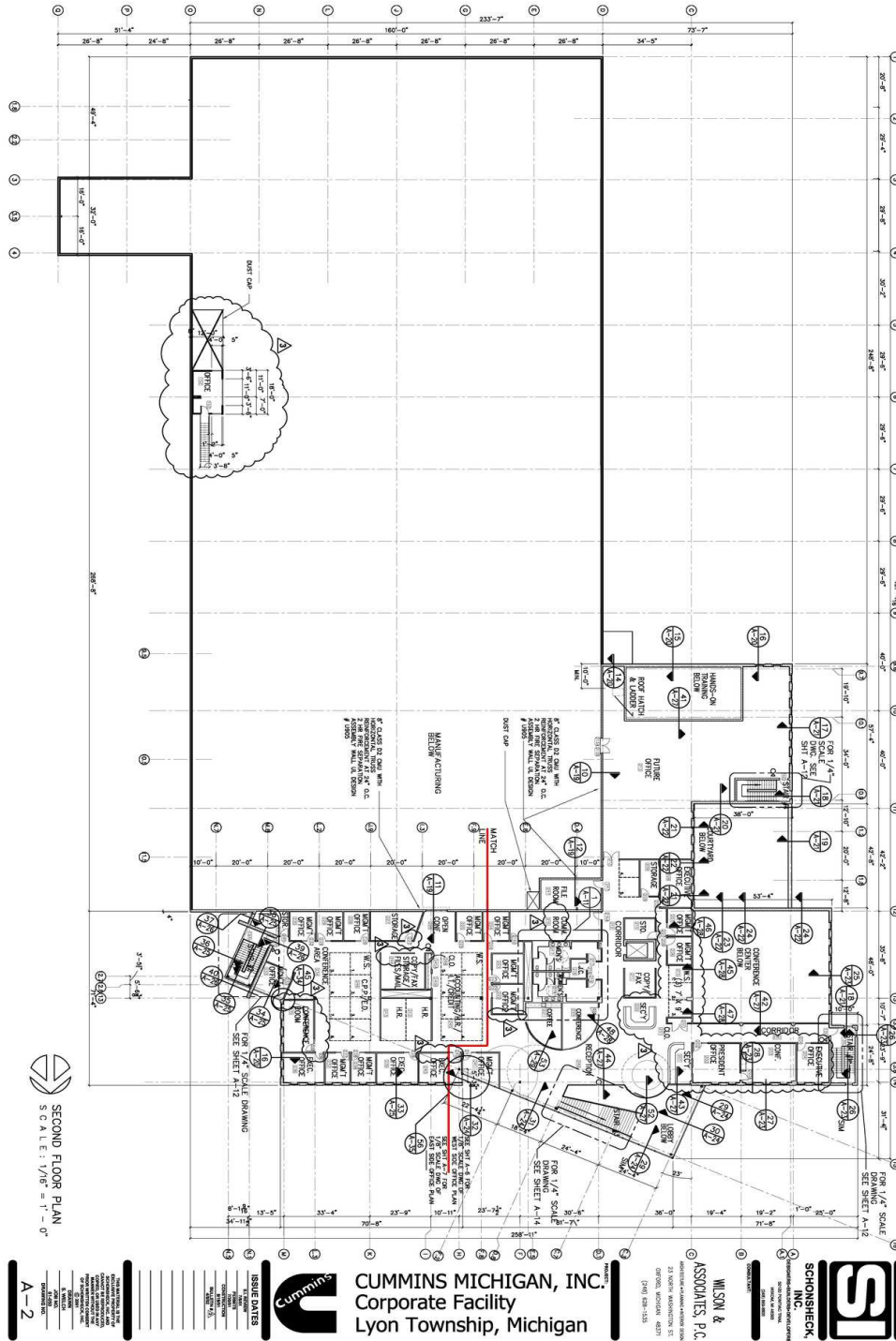
**INTERIOR PHOTOS:** 21810 Clessie Court | Lyon Township, MI 48165







**SECOND FLOOR PLAN: 21810 Clessie Court | Lyon Township, MI 48165**

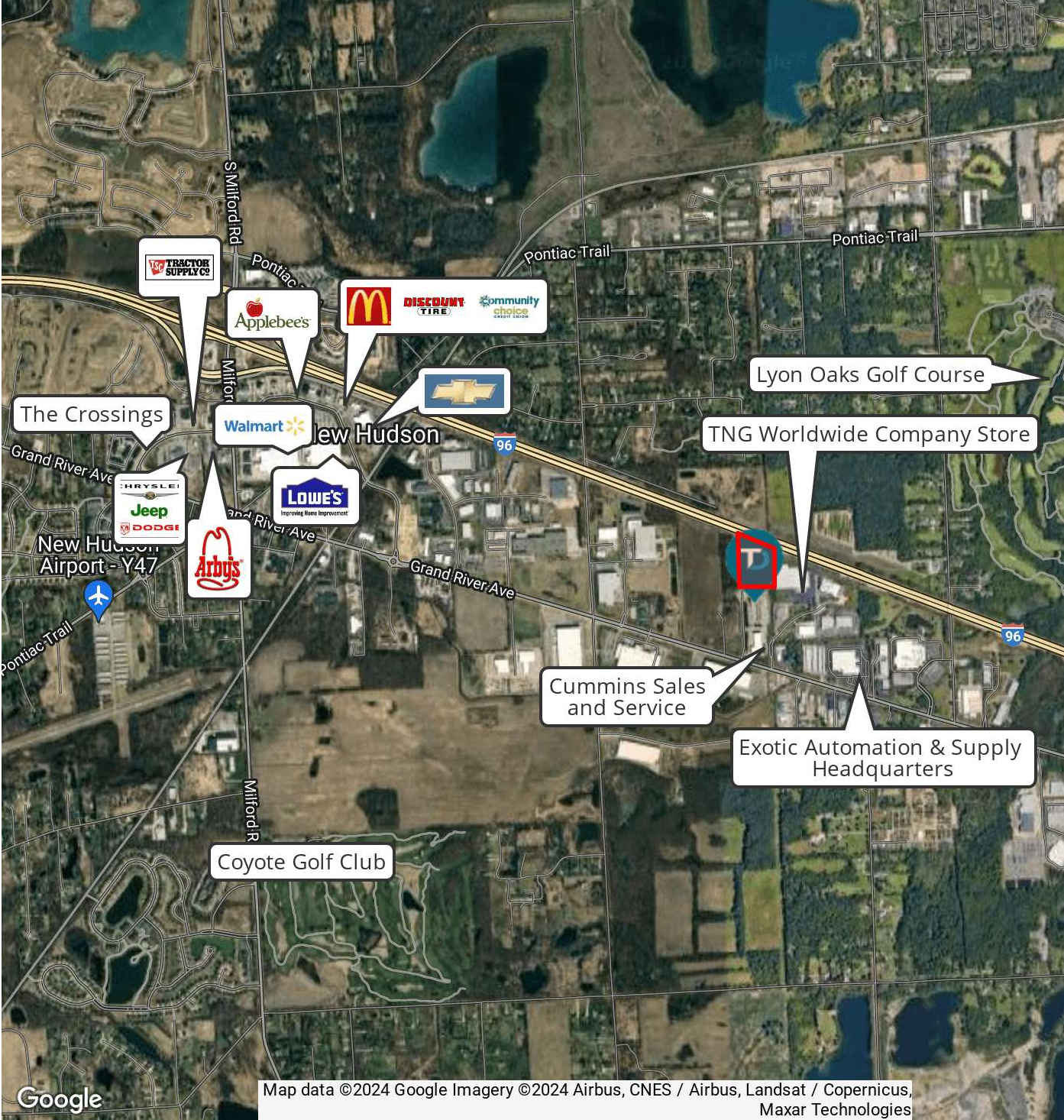


**AERIAL MAP:** 21810 Clessie Court | Lyon Township, MI 48165

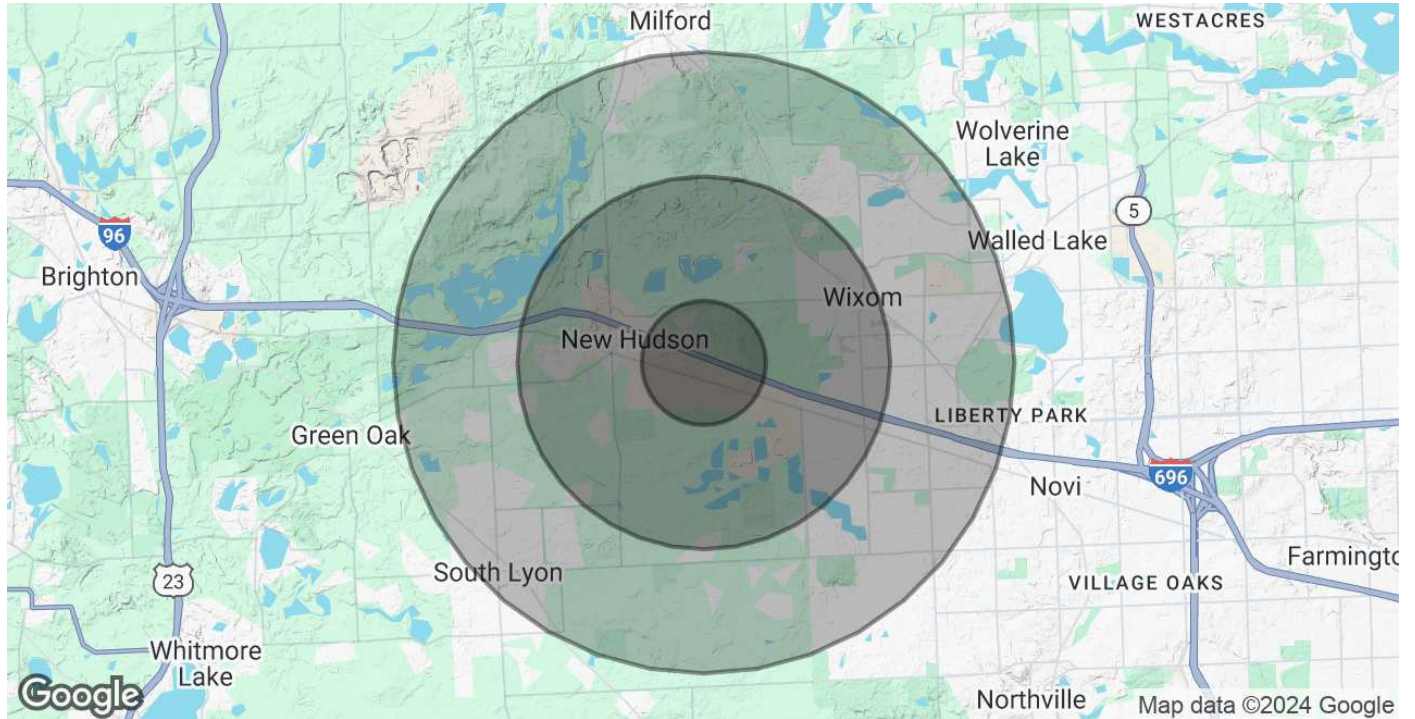




**RETAILER MAP:** 21810 Clessie Court | Lyon Township, MI 48165





**DEMOGRAPHICS MAP & REPORT: 21810 Clessie Court | Lyon Township, MI 48165**


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	528	15,809	74,357
Average Age	41.7	38.4	39.2
Average Age (Male)	33.3	36.7	39.2
Average Age (Female)	48.4	39.0	38.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	203	6,072	30,457
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$151,262	\$111,924	\$109,637
Average House Value	\$384,469	\$279,674	\$259,183

2020 American Community Survey (ACS)