

FOR SUBLEASE

23370 COMMERCE DRIVE



23370 COMMERCE DRIVE
FARMINGTON HILLS, MI 48335

PROPERTY HIGHLIGHTS:

- Free-standing, 8,746 square foot light industrial building available for sublease
- Sublease expires March 31, 2034
- 5,860 square feet of office space, 2,886 square feet of warehouse space
- Leasehold Improvements completed less than 24 months ago
- Building and Monument Signage Available
- Aggressive Below-Market Rate
- Excellent on-site parking

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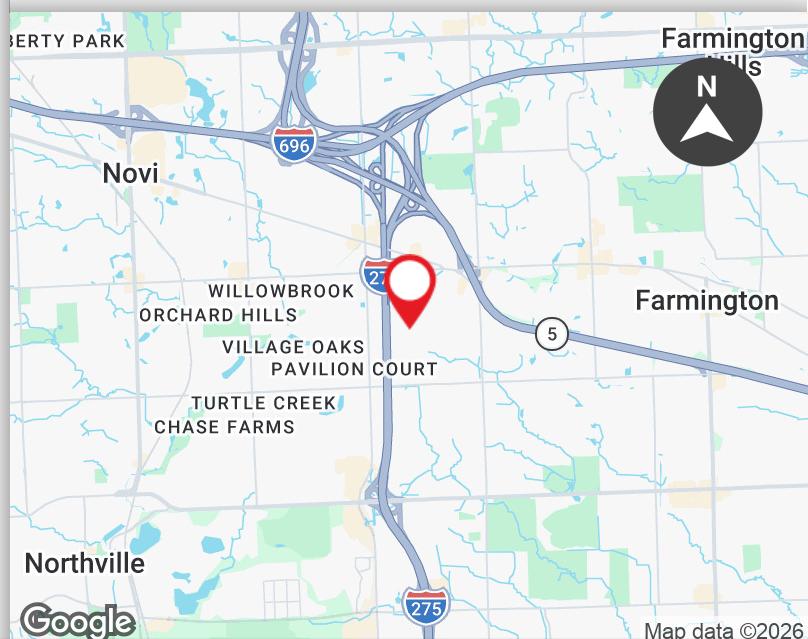
FOR MORE INFORMATION **PLEASE CONTACT:**



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23370 COMMERCE DRIVE

PROPERTY **AVAILABILITY**



AVAILABLE SUITES

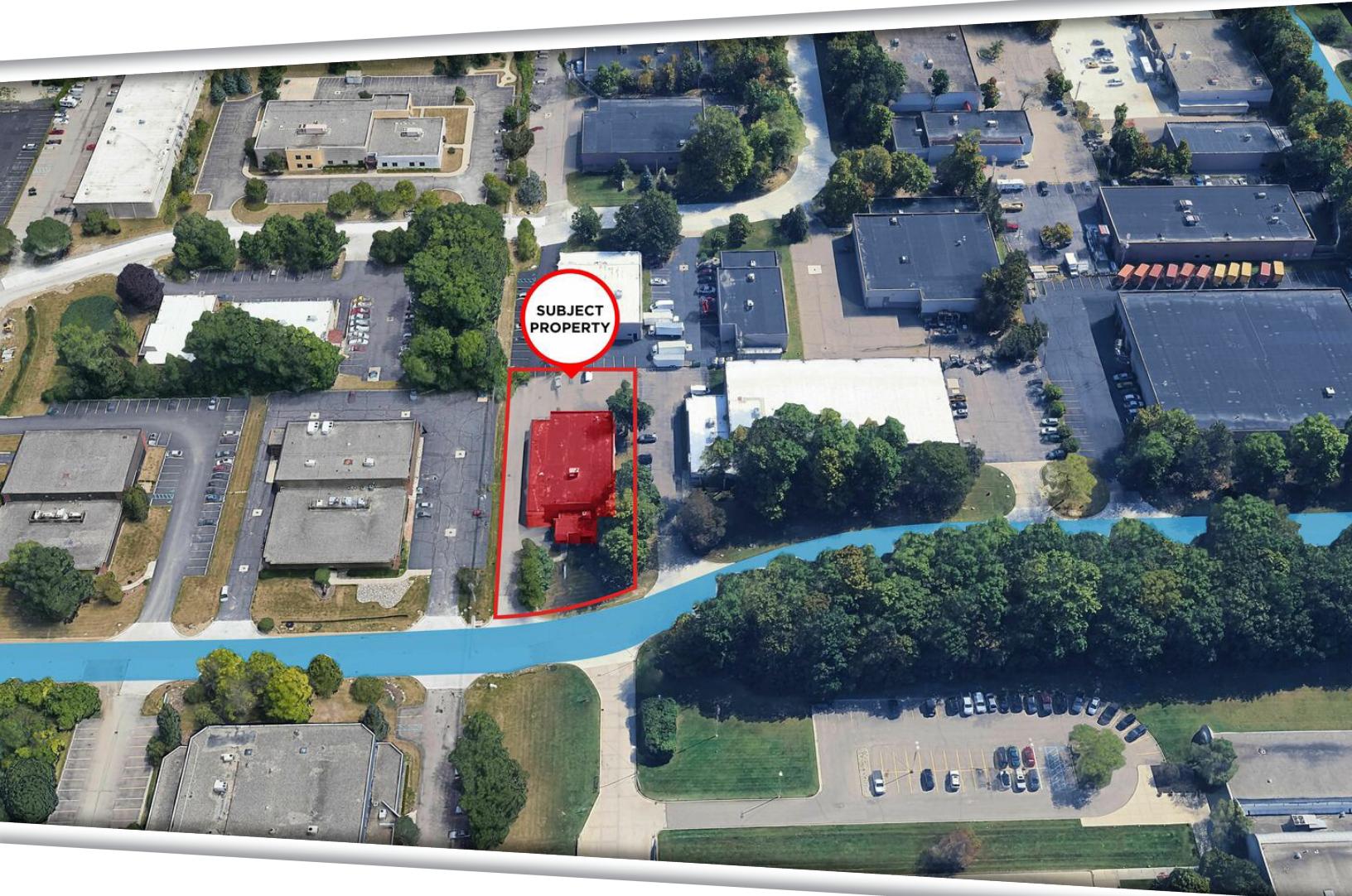
SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	RATE PER SF*	MONTHLY RENT	AVAILABILITY
23370	5,860 SF	2,886 SF	8,746 SF	\$9.25	\$6,741.71	60-90 Days

*Rent is quoted on a triple-net (NNN) basis excluding building taxes, building insurance and common area maintenance expenses.

NNN charges are estimated to be approximately \$3.10 per SF per year and shall be billed to Tenant on a monthly basis. Rental rate is subject to a \$0.25/SF annual increase. Quoted rent is for "as is" space, subject to length of lease, leasehold improvements, etc.

Gas and electric are separately metered and are the responsibility of the tenant.

23370 COMMERCE DRIVE PROPERTY **PHOTOS**



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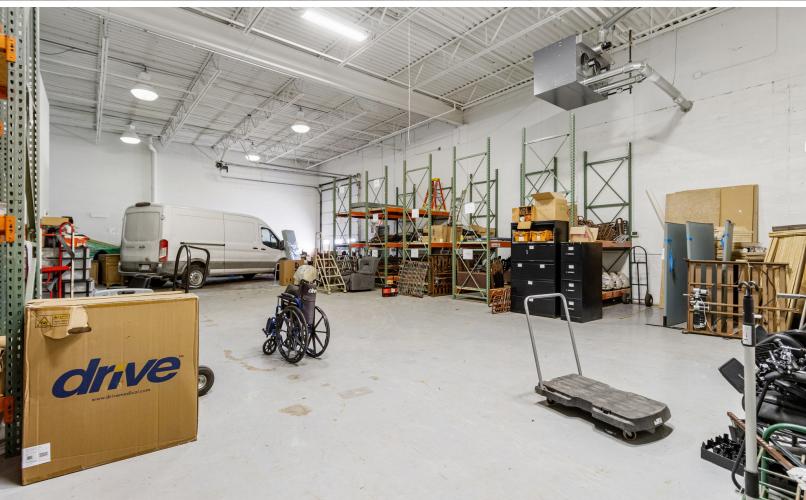
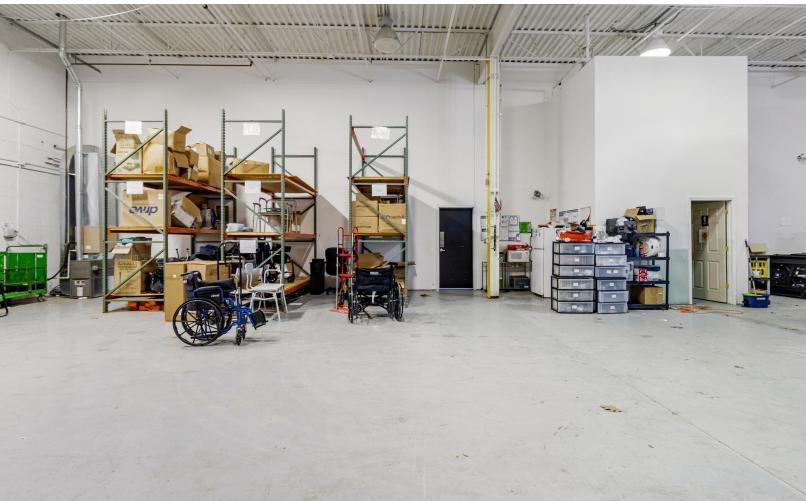


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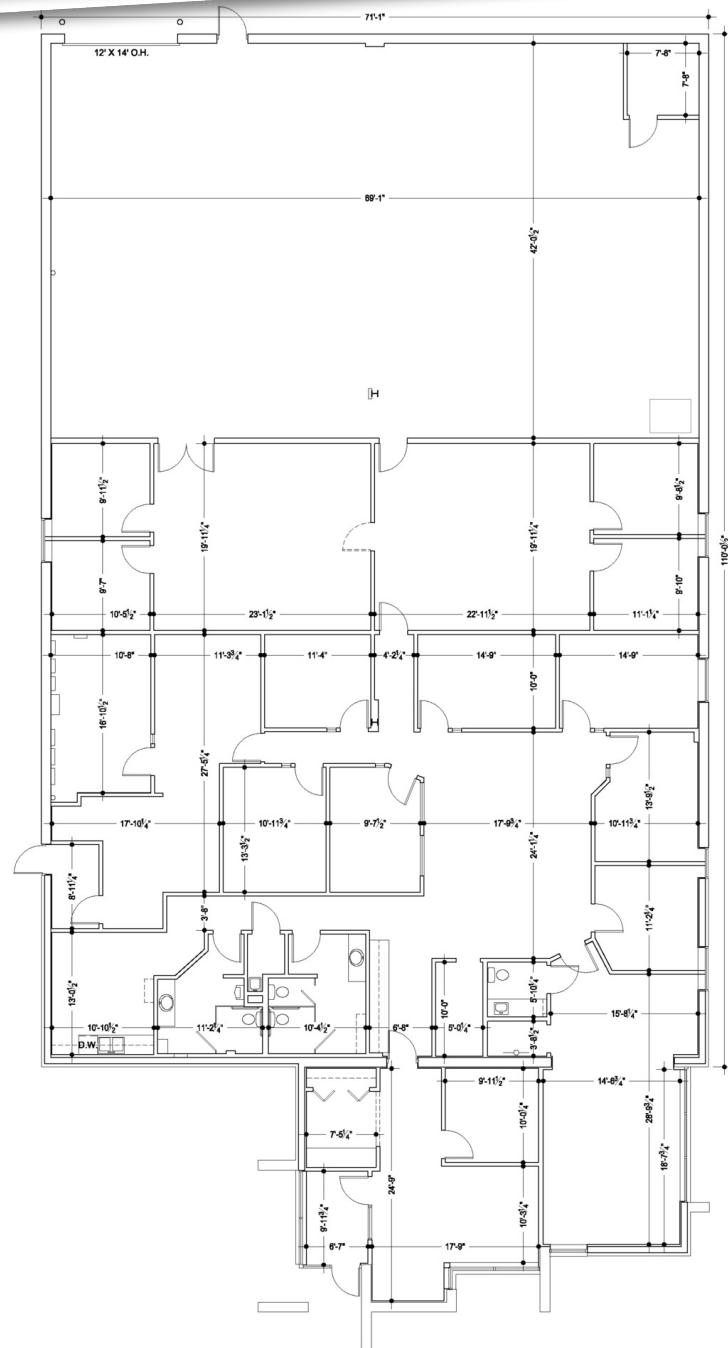
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23370 COMMERCE DRIVE PROPERTY FLOOR PLAN



AS-BUILT FLOOR PLAN
23370 COMMERCE DRIVE, FARMINGTON HILLS, MI