

FOR LEASE

17243 & 17279 LEONE DR., BUILDINGS 2 & 3
MACOMB, MICHIGAN



BUILDING 2 UNDER CONSTRUCTION

PROPERTY FEATURES

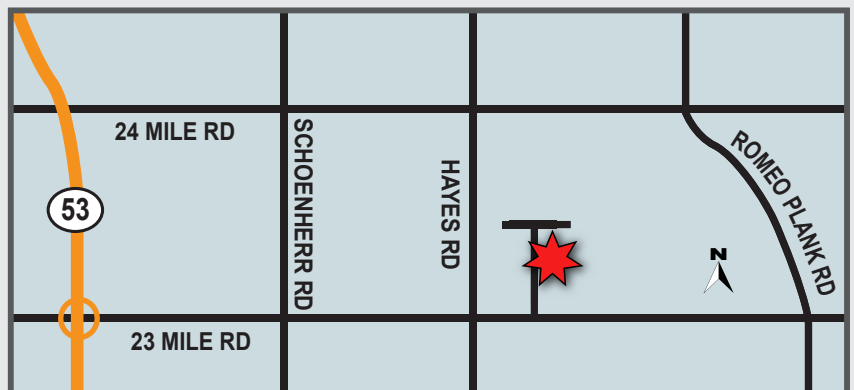
- 2,580 SF Units Available
- 860 SF of Office Space or Built to Suit
- 12x14 Grade Level Door w/ each unit
- Units Can be Combined to Accommodate
- 18' Clear Height
- Tax Abatement for Qualified Tenants



FOR DETAILS CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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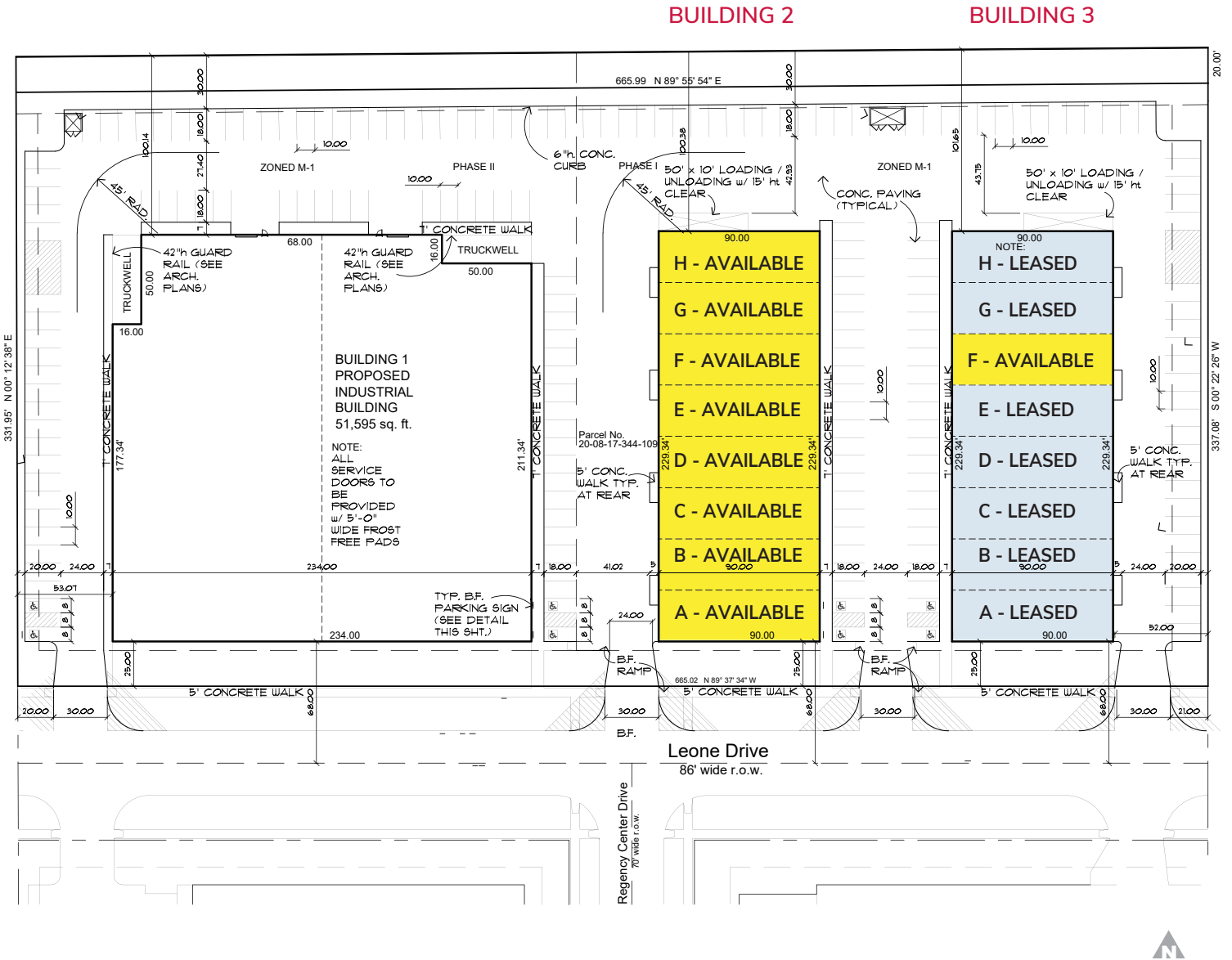
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Building 2 & 3

17201 Leone Dr, Macomb, MI 48042



Property Type:	Industrial
Available SF:	2,580-20,640
Land Size (Acres):	5.11
Market:	SE Michigan
Submarket:	N Macomb
County:	Macomb

Availability Details

Available SF:	2,580-20,640	Transaction Type:	Lease
Industrial SF:	20,640	Asking Lease Rate:	\$13.50 PSF Gross*

Comments

Availability Comments: New construction Multi-Tenant building planned for 2024 occupancy. Located in a highly recognizable Industrial Park along 23 Mile corridor. Multiple units can be combined to accommodate larger size requirements. *Gross Lease rate includes Base Yr RE taxes, common area maintenance, and General liability insurance.

Building & Construction Details

Construction Status:	Under Construction	Year Built:	2023	Roof Type:	
Building Class:		Year Refurbished:		Roof Age:	2023
Spec/BTS:		Floors:		Floor Type:	Reinforced Concrete
Primary Use:	Warehouse	Multi-Tenant:	Yes	Heat Type:	Radiant - Shop HVAC - Office
Secondary Use:	Manufacturing	Construction Type:	Block		
Flex:	No				
# of Buildings:					
Elevator Comments:					

Clearance, Dock & Door

Ceiling Height: 18'0"	# GL/DID: 8	# Int. Docks:
Bay/Column Size(WxD):	GL/DID Dim.(HxW): 12x14	# Int. Levelers:
Column Spacing:	# DH/Truck-Level Doors:	# Ext. Docks:
	# Rail Doors:	# Ext. Levelers:
	Total Doors: 8	Cross-docked: No
Loading & Door Comments:		

Site

Land Size (Acres): 5.11	Lot Dimensions (LxW): 332x665	Zoning: Industrial
Land SF: 222,592	Floodplain:	Site Condition/Quality: Improved
Land Usable Acres:	Density:	Topography: Flat
Land Usable SF:	Permitted FAR:	Site Shape:
Max Contiguous SF:	Development Capacity:	Access:
Max Contiguous Acres:	Yard Type:	Visibility:
Permitted SF:	Yard SF:	Frontage:
Buildable SF:		
Additional Site/Parcel Information Comments: Parcel Identification Number: 20-08-17-344-027		
Frontage Traffic Count Comments:		

Utilities

Gas: Natural	Power:	Phone:
Water: City	Amps: TBD	Cable:
Sewer: City	Volts: TBD	Broadband:
	Phase: 3	Broadband Supplier:
	Power Supplier: DTE Energy	
Utilities Comments:		

Contacts for this Availability

Role	Company	Name	Phone	Email
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