



FOR LEASE

# 6310 Wall Street

Sterling Heights, MI



## Property Highlights

- 11,730 SF
- 1,950 SF Office
- 800 amp / 480 volt power with buss duct
- 20' clear
- Radiant heat
- CMM room

For information, please contact:

### JACK COURY

Senior Managing Director  
t 248-372-2276  
jack.coury@nrmk.com

### CHRIS DOWELL

Senior Managing Director  
t 248-447-2717  
chris.dowell@nrmk.com

39400 Woodward Ave, Suite 100,  
Bloomfield Hills, MI 48304



nrmk.com

# NEWMARK

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# INDUSTRIAL – For Lease

6310 Wall  
Sterling Heights, Michigan



Total Building Size:	11,730sf
Total Available:	11,830sf
Age:	1987
Factory:	9,780sf
Office:	1,950sf
Minimum Divisible:	11,730sf
Zoned:	Industrial

<b>Lease Rate:</b>	<b>\$9.25/sf NNN</b>
<b>Monthly Lease Rate:</b>	<b>\$9.042</b>
<b>Taxes:</b>	<b>\$12.924 (2025)</b>

## Property Details

Acreage:	1.06	Power:	800 A/480 V
Frontage:	155'	Buss:	Yes
Depth:	300'	Lights:	T-8 fluorescent
Parking:	32	Truckwell:	Possible
Expandable:		Grade Door:	12' x 14'
Storage:		Heating:	Radiant
Clearance:	20'	A/C:	Office
Bay Size:	60'	Sprinklered:	
Lavatories:	4	Airlines:	Yes
Crane:	Prepped 10 ton	Compressor:	
Underhook:		Floordrains:	

## Additional Information:

Corner lot with separate truck entrance and fenced storage area. Shop office with mezzanine. CMM room 14' x 20', exhaust and paddle fans.

## Contact Information:

**Jack Cury**  
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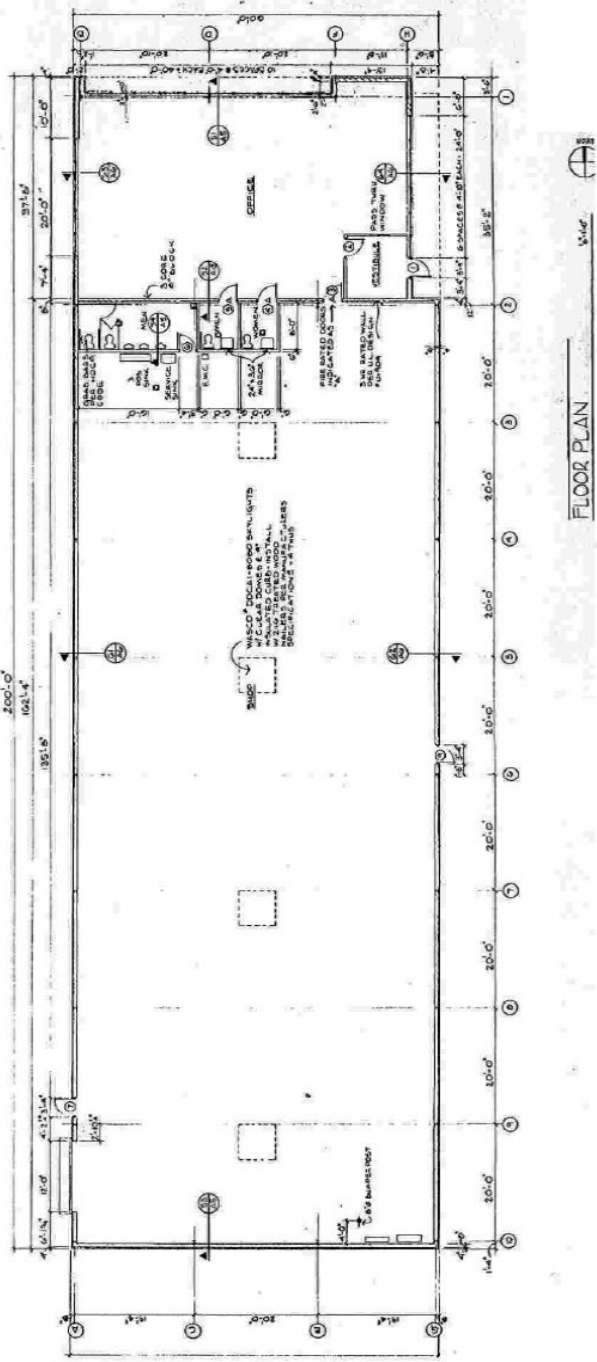
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- MINOR REVISIONS**
1. REVISION: REVISION 11/14/12
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**DOOR SCHEDULE**

NO.	SIZE	FRAME	GLASS	FINISH	SWITCH	OPERATION
1.	3'-0" x 7'-0"	ALUMINUM	GLASS	STAINLESS	1	PRE-FRAMELESS DOOR & FRAME
2.	3'-0" x 7'-0"	ALUMINUM	GLASS	STAINLESS	1	PRE-FRAMELESS DOOR & FRAME
3.	3'-0" x 7'-0"	ALUMINUM	GLASS	STAINLESS	1	PRE-FRAMELESS DOOR & FRAME
4.	3'-0" x 7'-0"	ALUMINUM	GLASS	STAINLESS	1	PRE-FRAMELESS DOOR & FRAME
5.	3'-0" x 7'-0"	ALUMINUM	GLASS	STAINLESS	1	PRE-FRAMELESS DOOR & FRAME
6.	3'-0" x 7'-0"	ALUMINUM	GLASS	STAINLESS	1	PRE-FRAMELESS DOOR & FRAME
7.	3'-0" x 7'-0"	ALUMINUM	GLASS	STAINLESS	1	PRE-FRAMELESS DOOR & FRAME
8.	3'-0" x 7'-0"	ALUMINUM	GLASS	STAINLESS	1	PRE-FRAMELESS DOOR & FRAME
9.	3'-0" x 7'-0"	ALUMINUM	GLASS	STAINLESS	1	PRE-FRAMELESS DOOR & FRAME
10.	3'-0" x 7'-0"	ALUMINUM	GLASS	STAINLESS	1	PRE-FRAMELESS DOOR & FRAME

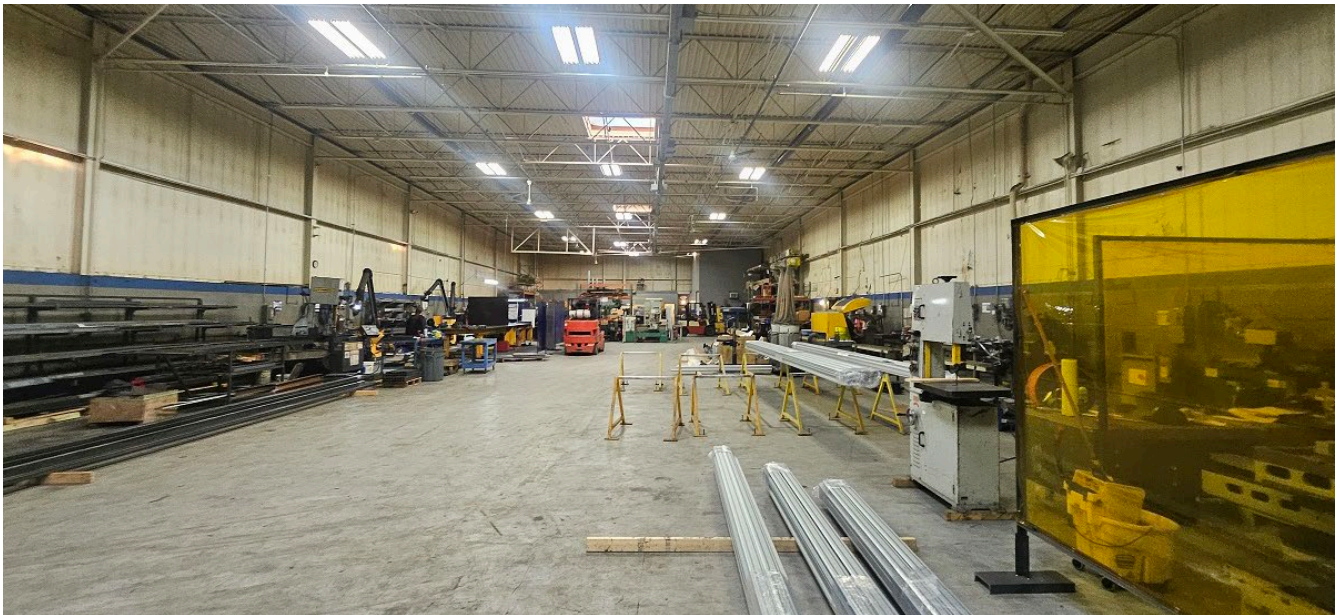


Floor Plan.max

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