

4658 S. CUSTER RD./M-50
BLDG. C
MONROE, MI 48161

INDUSTRIAL BUILDING FOR LEASE
20,000 Square Feet Available

NEW 14' X 14' DOOR



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FULL-SERVICE COMMERCIAL REAL ESTATE

FLEX/(IOS) INDUSTRIAL OUTDOOR STORAGE



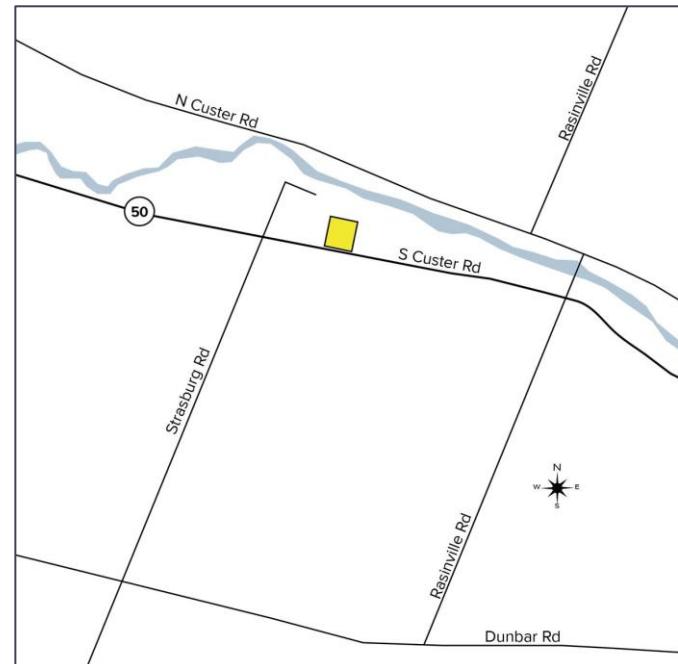
**VIEW
VIDEO**

GENERAL INFORMATION

AVAILABLE SPACE

	SIZE	RATE
Building	20,000 SF	\$5.25/SF (NNN) (\$8,250/mo. base rent + 2,767/mo. (NNN))
IOS Lot/Build-to-Suit	Up to 10 AC	ISO – TBD/BTS – TBD

Number of Stories:	1
Year Constructed:	2000 – front bldg. 1980's – back bldg.
Condition:	Good
Acreage:	30.3
Land Dimensions:	Approx. 1,000' wide x 1,250' deep (irregular)
Closest Cross Street:	Strasburg Road
County:	Monroe
Zoning:	C-2 Raisinville Twp.
Parking:	35+ spaces & common area
Curb Cuts:	1
Street:	M-50 – 2 lane, 2 way



For more information, please contact:

KEENAN FIELDS, SIOR
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ROB KELEGHAN, SIOR
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7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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BUILDING SPECIFICATIONS

Office Space:	850 SF
Shop Space:	19,150 SF
Exterior Walls:	Concrete/block/steel
Structural System:	Steel – clear span/concrete
Roof:	Standing seam/built-up
Floors/Coverings:	6" concrete
Ceiling Height:	14' to 20' clear
Lighting:	LED
Heating:	Suspended gas/radiant heat
Air Conditioning:	Central AC in office
Power:	200-amp 120/208V 3 phase 400-amp 480V 3 phase
Security System:	At tenant's request
Restrooms:	2
Overhead Doors:	1 – 14' x 14' overhead door 2 – 10' x 10' covered entry/grade door
Truck Well/Dock:	1 – 8' x 8' truck well along with 3 covered loading docks
Sprinklers:	No
Signage:	On directory & additional (within reason)
Floor Drains:	No

UTILITIES

Electric:	DTE
Gas:	Michigan Gas Utilities
Water:	City of Monroe
Sanitary Sewer:	Leach Bed
Storm Sewer:	Raisinville River

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BUILDING INFORMATION

Occupancy Date:	Immediately
Sign on Property:	Yes
Key Available:	See listing agent

2026 REAL ESTATE TAXES

TD:	58
Parcel Number:	13-128-107-10
\$0.74/SF included in net changes.	

LEASE DETAILS

Term:	Minimum of 5 years
Security Deposit:	Negotiable (based on credit)
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	NNN Charges – estimated at \$1.66 per year for 2026.

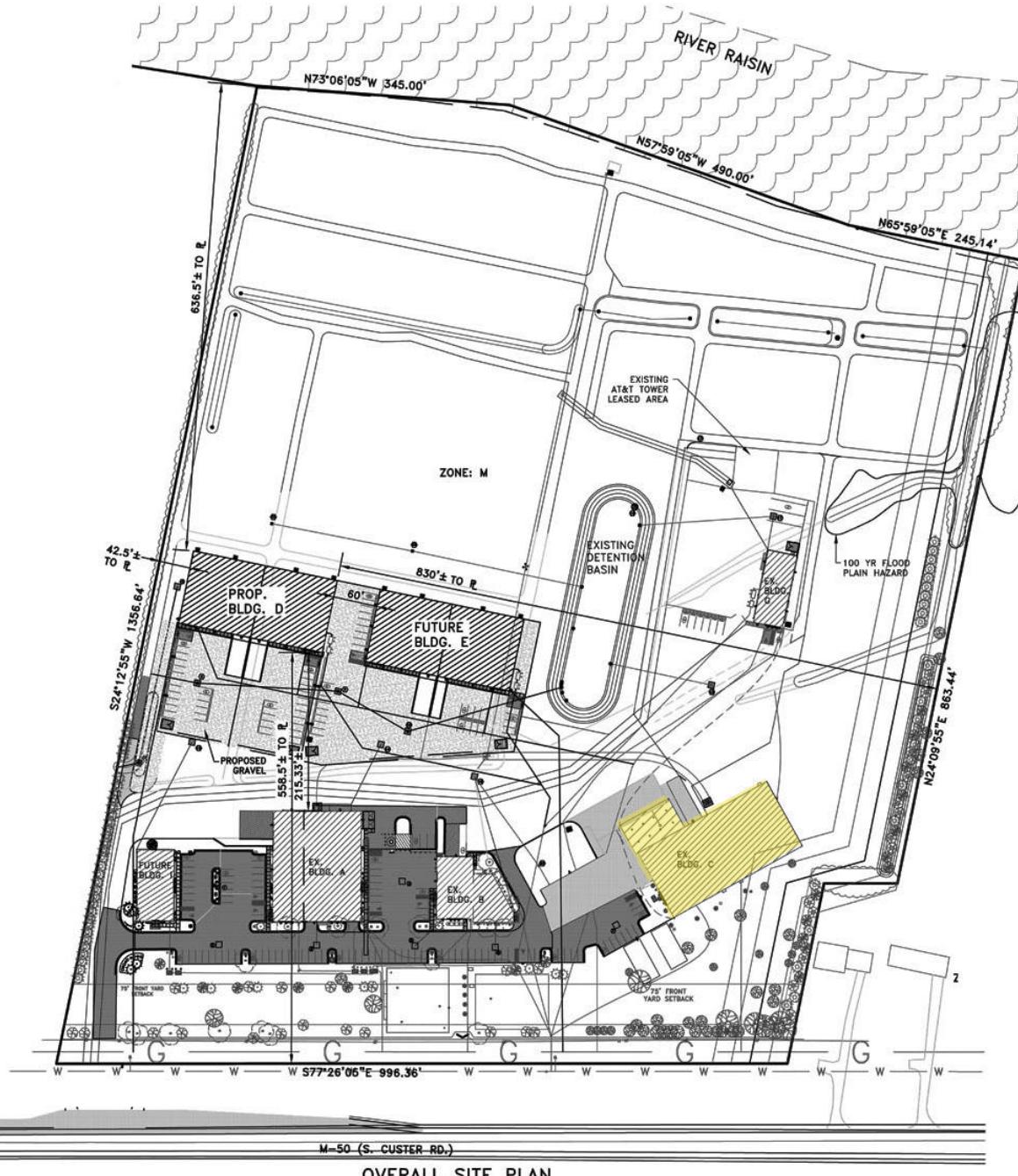
Comments:

- Flex/manufacturing space on M-50 between US-23 and I-75.
- Rarely available building with 1 truck well along with 3 covered outdoor loading docks and 2 covered grade doors.
- Approximately 15 minutes or 9 miles to I-75; 12.5 miles to US-23/via M-50.
- Additional acreage available for outside storage.
- New 14' x 14' overhead door for truck access.
- 75' x 45' (3,375 SF) of covered area next to the building.
- Modular office space available.

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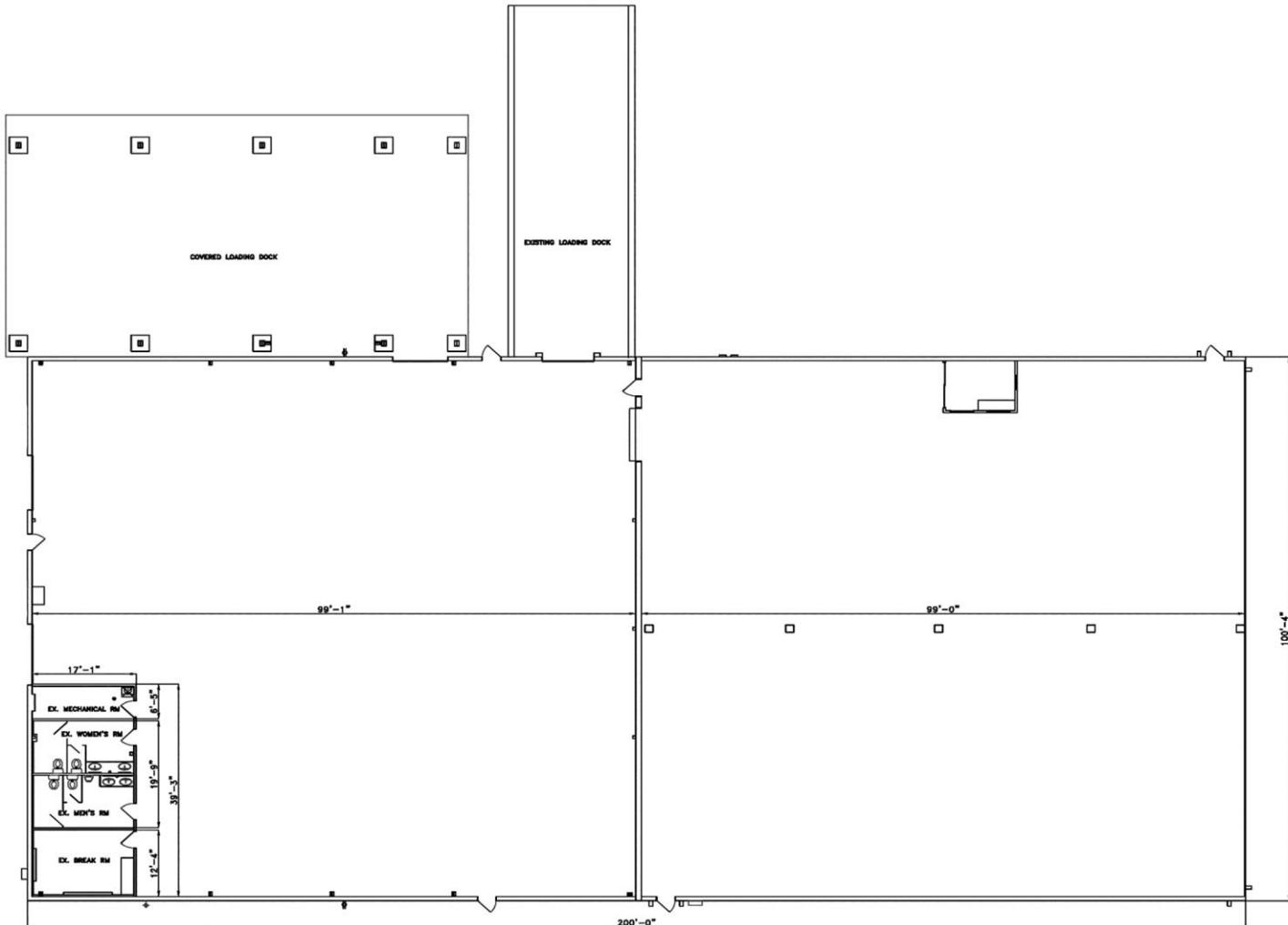
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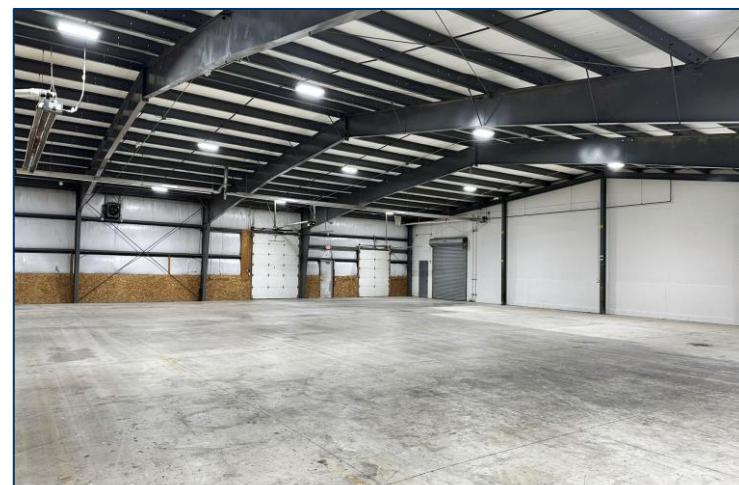
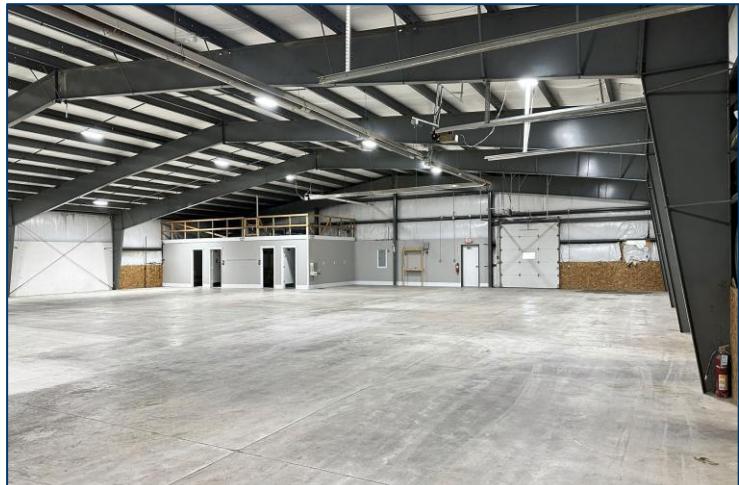
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Site Overview



Looking Southeast from River Raisin



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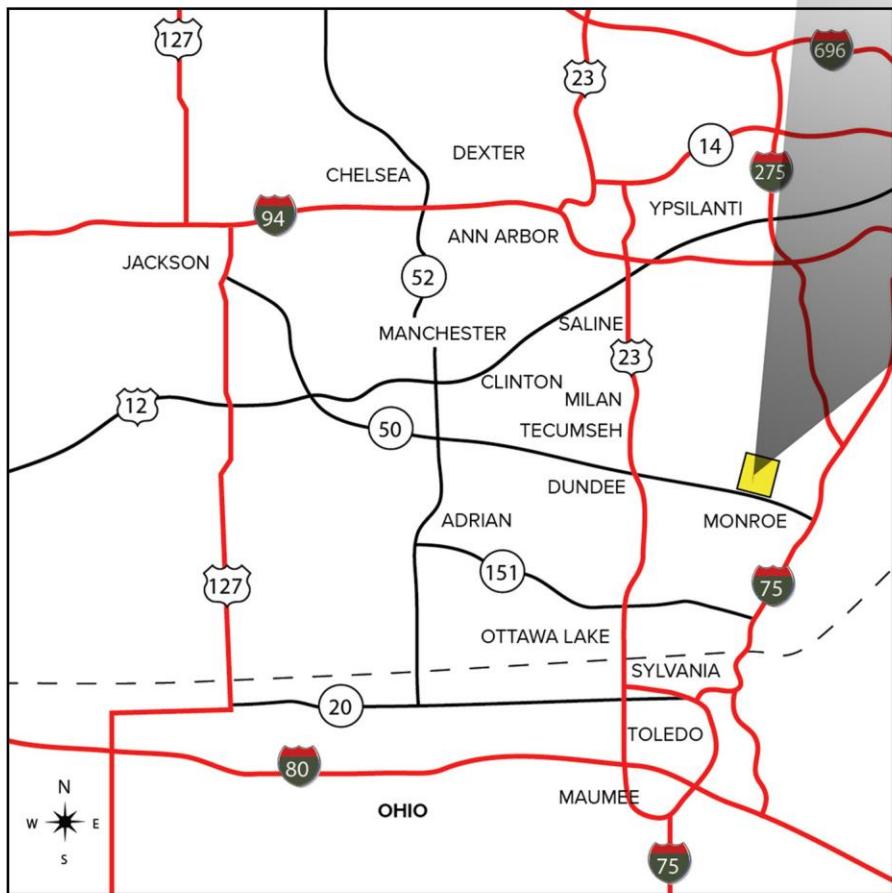
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