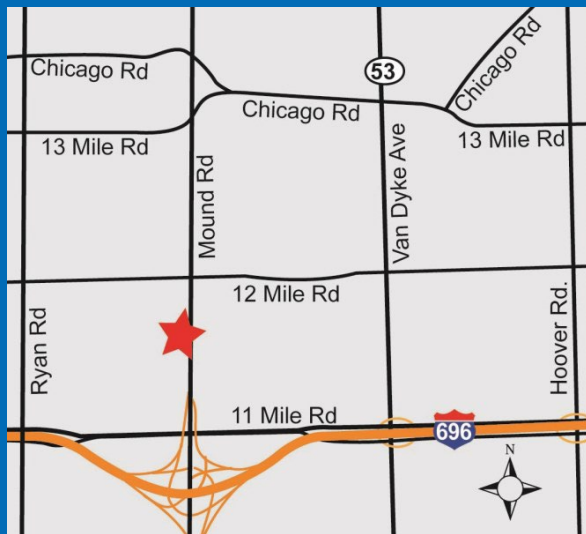


FOR LEASE



# 28241 Mound Rd

Warren, MI



## Property Highlights

- 8,781 Square Feet
- Classroom / Office / Showroom
- Mound Road Signage
- Below Market Rates
- Quick Occupancy
- ½ Mile from I-696
- Main Road Exposure

For information, please contact:

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# NEWMARK

Licensed in Michigan as Newmark Real Estate

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## INDUSTRIAL HI-Tech – Lease

28241 Mound Rd  
Warren, MI



Total Building Size:	98,125sf
Total Available:	8,781sf
Age:	1998; 2008
Factory:	
Office:	8,781sf
Minimum Divisible:	
Zoned:	Industrial/Office
<b>Lease Rate:</b>	<b>\$9.95/sf NNN</b>
<b>Monthly Lease Rate:</b>	<b>\$7,280.71</b>
<b>CAM*:</b>	<b>\$2.50/sf</b>

## Property Details

Acreage:	8.26	Power:	1600 A / 480 V
Frontage:		Buss:	
Depth:		Lights:	Fluorescent
Parking:	Ample	Truckwell:	
Expandable:		Grade Door:	
Storage:		Heating:	HVAC
Clearance:	10' – 12'	A/C:	Office
Bay Size:		Sprinklered:	100%
Lavatories:	4	Airlines:	
Crane:		Compressor:	
Underhook:		Floordrains:	

## Additional Information:

98,125 SF tri-plex building. The southern suite of 8,781 SF of first floor office space is available. High visibility on Mound Road less than 1 mile from I-696. The building is shared with Cort Furniture Paradox Church. \*The CAM charges include water, taxes, insurance and exterior maintenance. Gas is paid direct by the tenant and electric is sub metered and repaid to the Landlord.

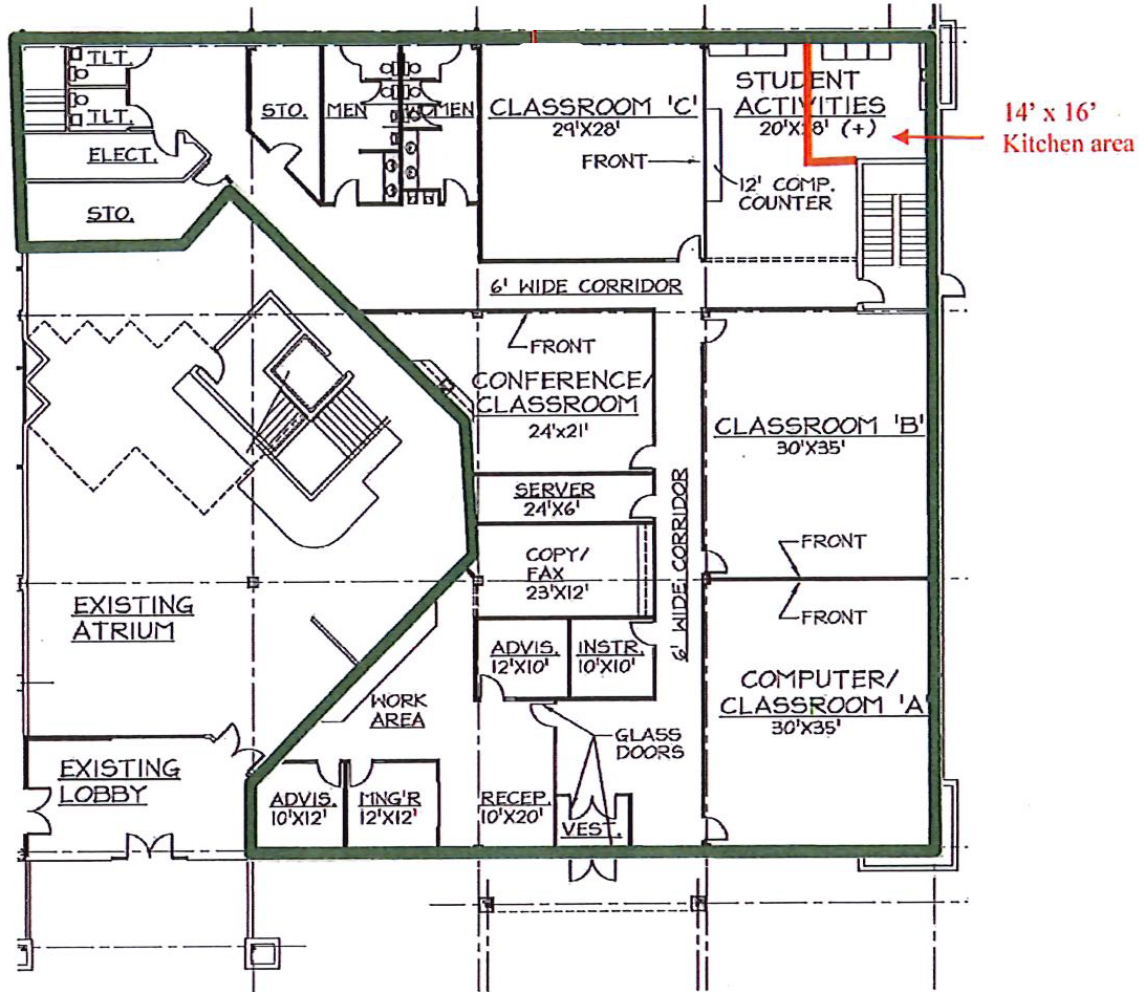
## Contact Information:

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ghill@ngkf.com

**NEWMARK**

# Floor Plan



Available Space

8,781 SF

0 8' 16' 32'

08-7829



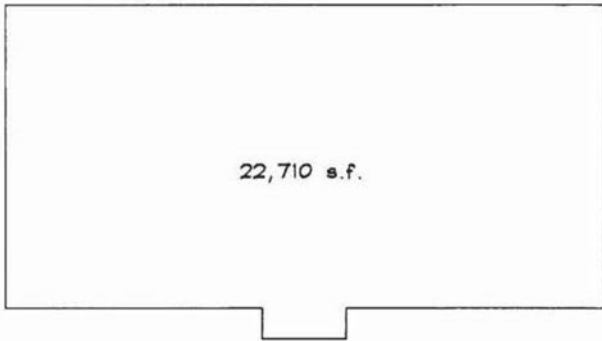
SCALE: 1/16" = 1'-0"

28241 Mound Road  
Warren, Michigan

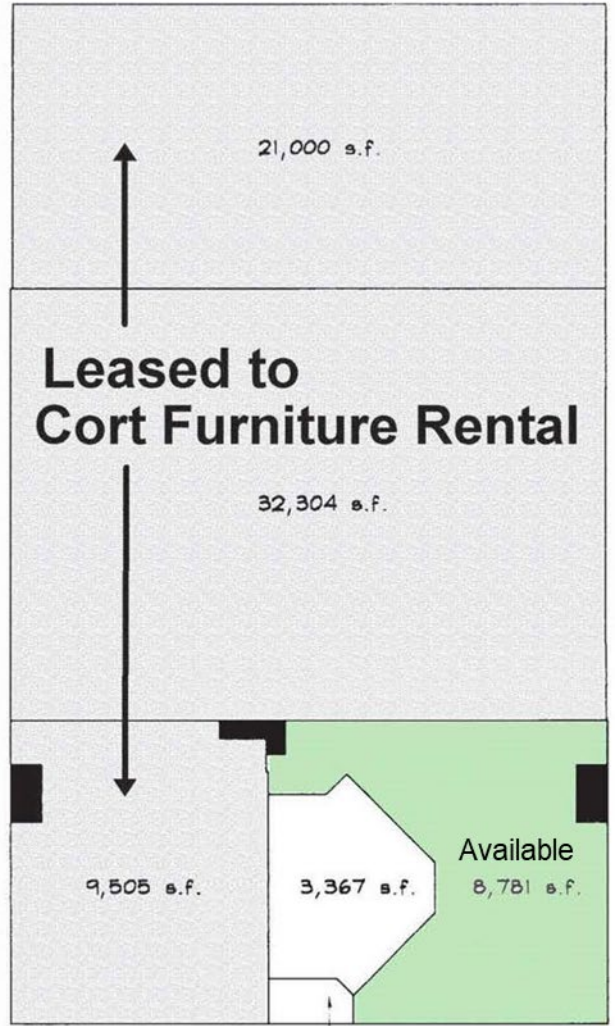
05/20/09

**Overall Building Square Footage Summary**

<b>First Floor:</b>	
Cort Furniture:	62,809 SF
Available:	8,781 SF
Remaining Space:	
Vestibule:	458 SF
Lobby:	3,367 SF
<hr/>	
First Floor Total:	75,415 SF
<b>Second Floor:</b>	
Existing Office Area:	22,710 SF
<b>Total Square Footage:</b>	<b>98,125 SF</b>



2nd FLOOR PLAN



1st FLOOR PLAN