



Industrial For Sale or Lease

Property Name:

Location: 6577 Diplomat Drive

City, State: Sterling Heights, MI

Cross Streets: Merrill Road

County: Macomb

Zoning: M-1

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	7,452	Available Shop Sq. Ft.:	5,400	Office Dim:	N/A
Available Sq. Ft.:	7,452	Available Office Sq. Ft.:	2,052	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1986
Clear Height:	18'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 12 x 14	Security:	No	Signage:	N/A
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Masonry	Lighting:	N/A	Roof:	N/A
Structural System:	N/A	Bay Sizes:	N/A	Floors:	Epoxy
Air-Conditioning:	N/A	Restrooms:	N/A	Floor Drains:	No
Heating:	Radiant	Cranes:	No	Acreage:	0.574
Availability:	Immediately	Parking:	28, Surface	Land Dimensions:	N/A
Power (Amps/Volts):	1200 Amps, 240 Volts, 3-Phase				

PRICING INFORMATION

Lease Rate:	\$11.00	Mthly Rate:	N/A	Deposit:	N/A
Lease Type:	NNN	Lease Term:	-	TD:	N/A
Sale Price:	\$1,500,000 (\$201.29/sqft)	Taxes:	\$8,735.89 (2025)	Parcel #:	10-10-04-128-005
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

Well-maintained, clean freestanding building. Epoxy floors, mezzanine storage and air lines.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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