

7275 Red Arrow Hwy

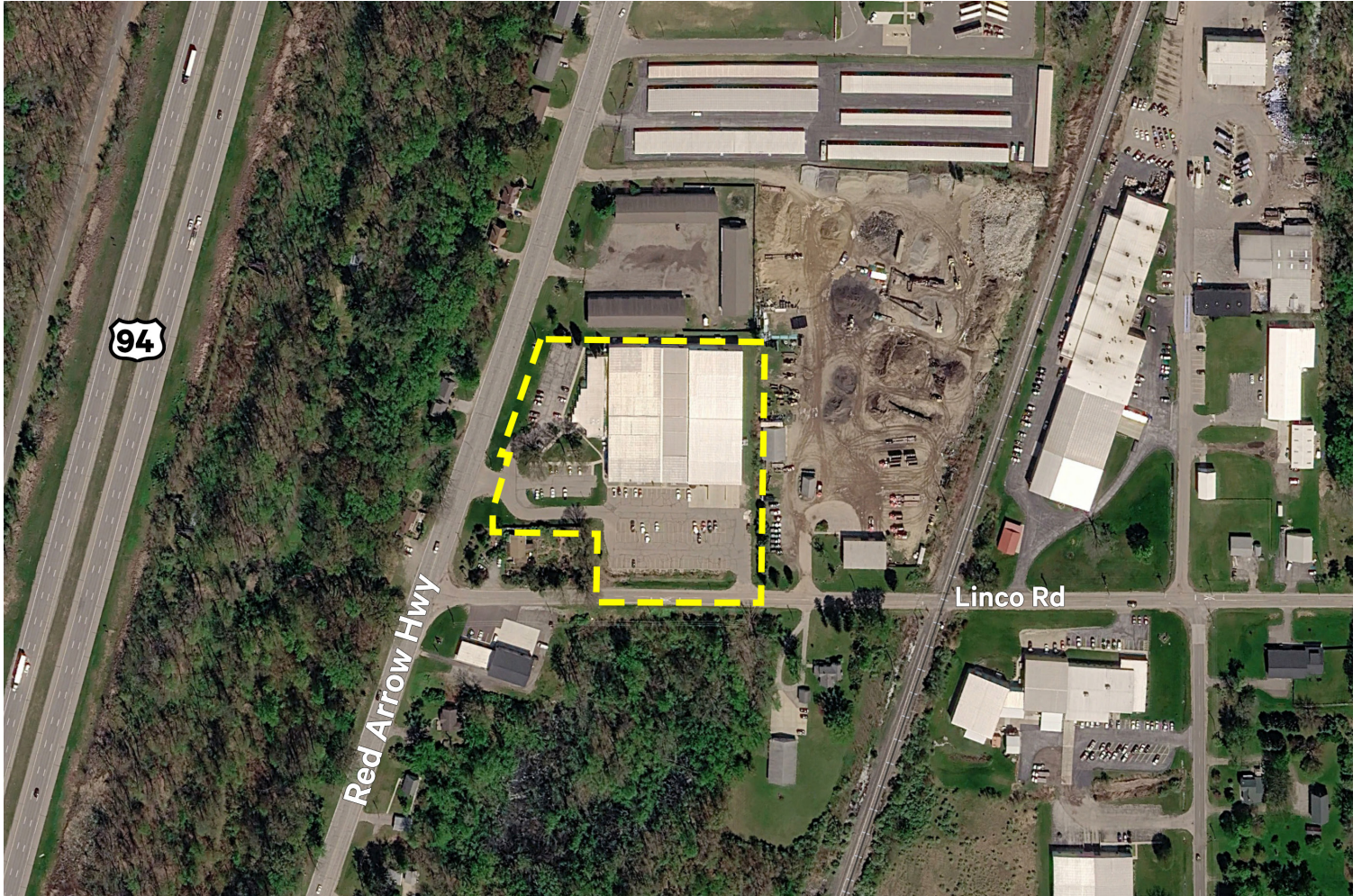
Stevensville, MI 49127

± 69,450 SF | \$6.00/SF NNN | 100% Climate Controlled



Contact Us

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Modern Industrial Space For Sublease

This industrial property at 7275 Red Arrow Hwy in Stevensville, MI 49127 with 69,450 SF is available for sublease. The total square footage includes 13,200 SF of office space and 56,250 SF of industrial space, situated on 4.3 acres. The facility boasts 100% climate-controlled HVAC, 3,600 amps - 480V 3 phase electrical service, LED lighting, and clear heights ranging from 24' to 27'. It also provides multiple dock doors (3 at 9'x10') and overhead doors (1 at 16'x16'), a wet sprinkler system, and LI - light industrial zoning with column spacing of 50'x50' and 25'x50'.

Property Features

\$6/SF NNN

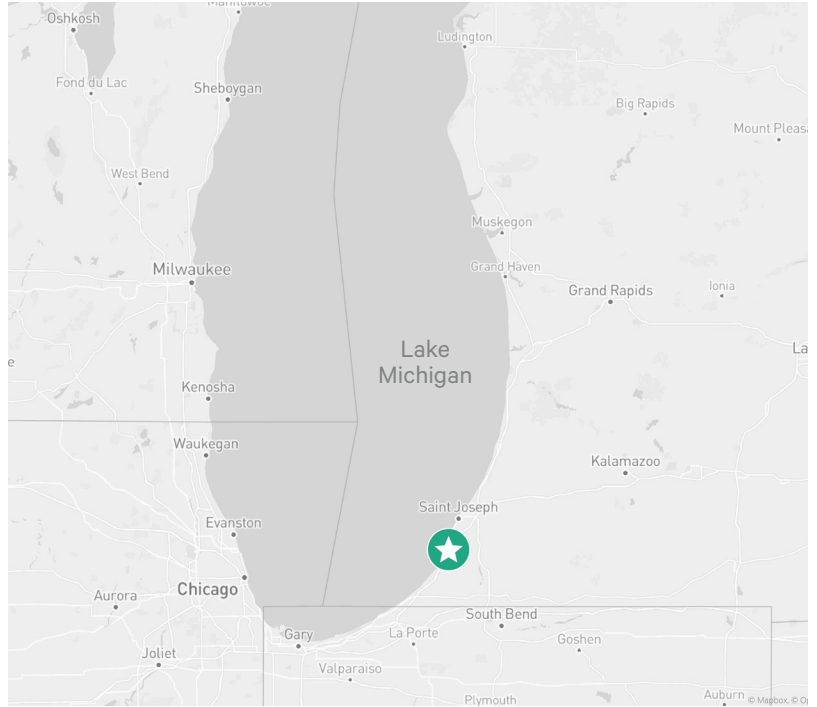
Lease Rate

69,450

Square Footage

9/30/2032

Master Lease Expiration



Municipality	Lincoln Township	Column Spacing	50' x 50 & 25' x 50'
Warehouse Space	56,250 SF	Electrical Service	3,600 amps – 480V 3 Phase
Office Space	13,200 SF	Zoning	LI - light Industrial
Dock Doors	(3) 9 x 10	Sprinkled	Yes, wet system
Overhead Doors	(1) 16' x 16'	Lights	LED
Clear Height	24' to 27'	HVAC	100% climate controlled

Comments:

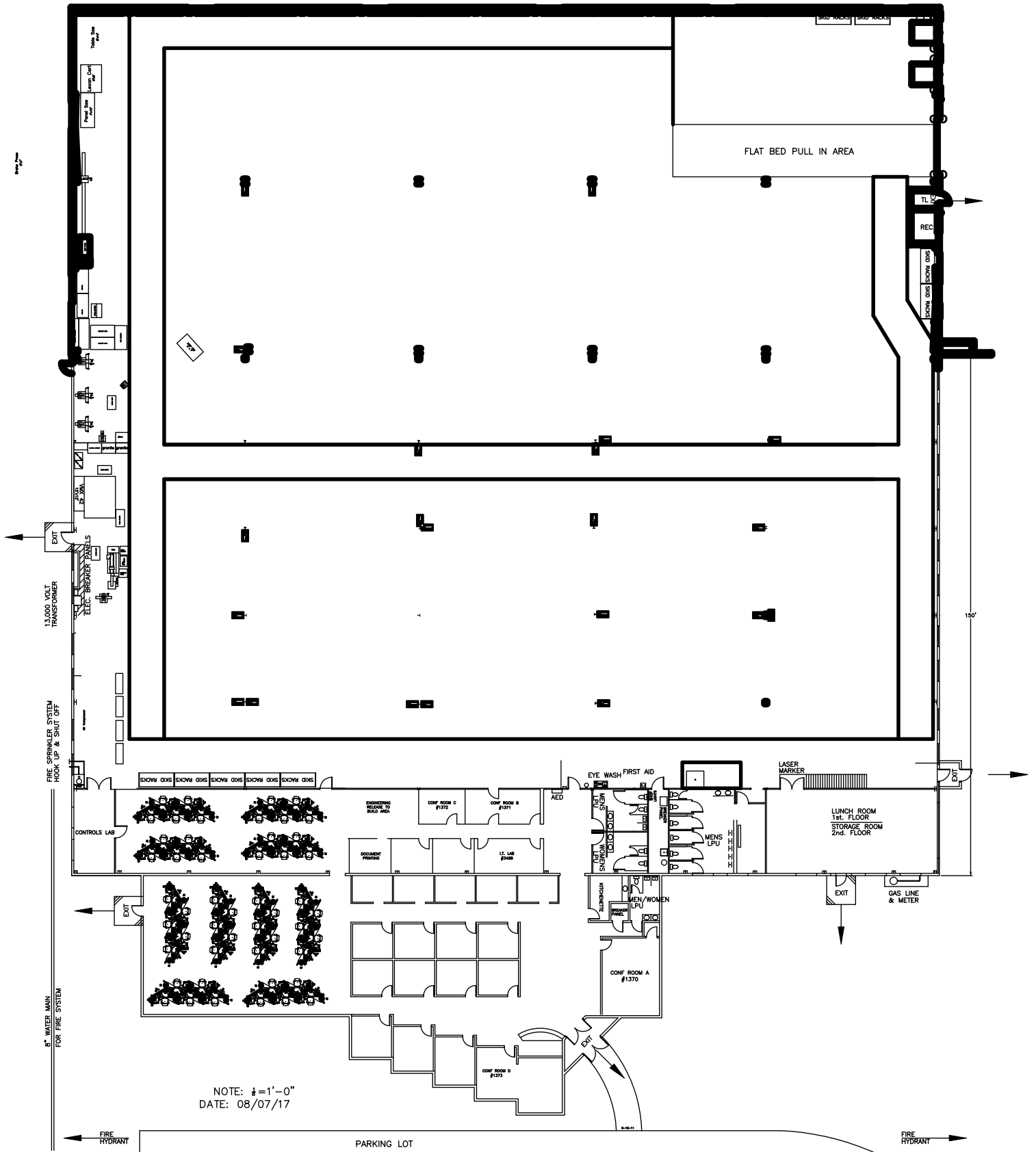
+ NNN Estimated Expenses: \$2.33/SF

+ Close proximity to I-94

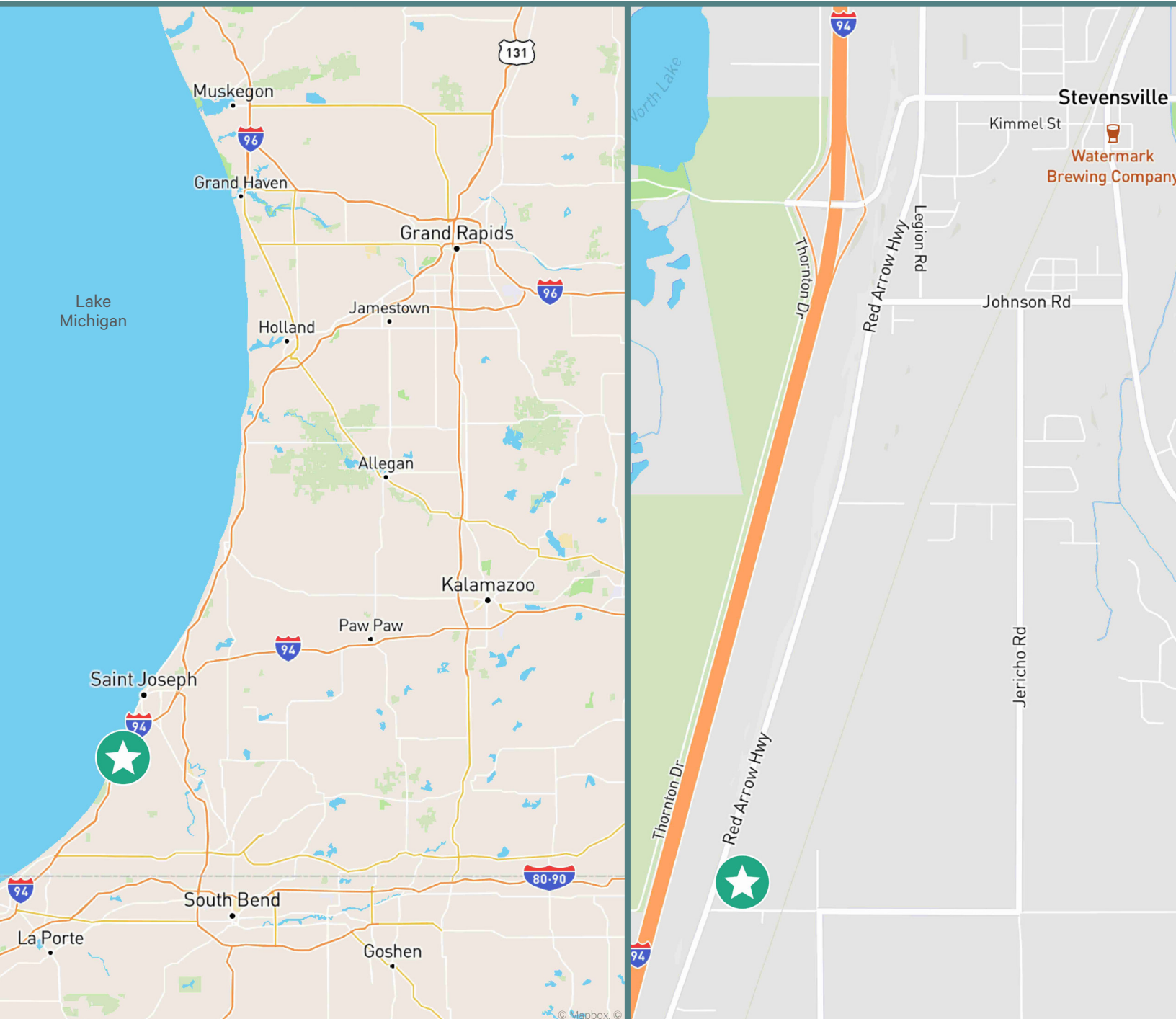
Building Photos



Floor Plan



Maps



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