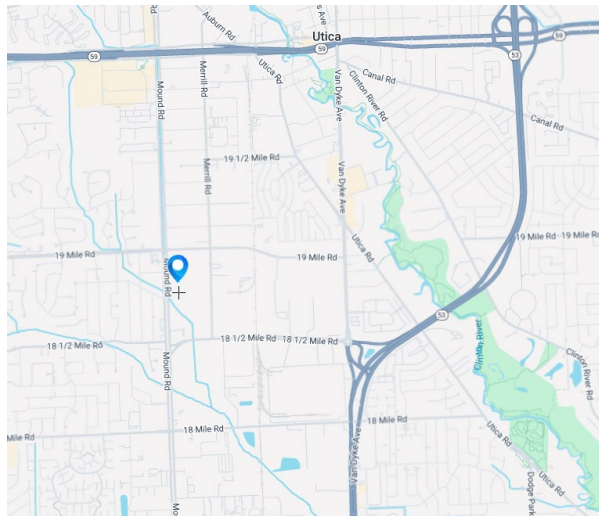




FOR LEASE

# 42600 Mound

Sterling Heights, MI



## Property Highlights

- 42,892 SF in prestigious northern Sterling Heights
- 7,648 SF of office
- 2,576SF of concrete mezzanine
- 23' clear
- High hazard sprinkler system
- 3 exterior truckwells
- 2000 amp; 480 volt power
- Skylights
- 90 car parking
- Exhaust fans

For information, please contact:

### Jack Coury

Senior Managing Director

t 248-372-2276

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### Chris Dowell

Senior Managing Director

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# NEWMARK

Licensed in Michigan as Newmark Real Estate

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## INDUSTRIAL – Lease

42600 Mound  
Sterling Heights, MI



Total Building Size: 42,892  
Total Available: 42,892  
Age: 1994  
Factory: 35,244  
Office: 7,648  
Minimum Divisible: 42,892  
Zoned: Industrial

**Lease Rate: \$7.95/sf NNN**  
**Monthly Lease Rate: \$28,416**  
**Taxes: \$38,452**  
**(Summer '25 & Winter '24)**

## Property Details

Acreage:	2.52	Power:	2000A / 480V
Frontage:	209'	Buss:	
Depth:	526'	Lights:	T-5
Parking:	90 +/-	Truckwell:	3 – Exterior
Expandable:		Grade Door:	(2) 12' x 14'
Storage:		Heating:	Radiant
Clearance:	23'	A/C:	
Bay Size:	(3) 45' x 40'	Sprinklered:	High Hazard
Lavatories:	4	Airlines:	yes
Crane:		Compressor:	
Underhook:		Floordrains:	Possible

## Additional Information:

Excellent manufacturing or warehouse building with tremendous exposure on Mound Road. Concrete mezzanine – 2,576 SF, open 45' x 40' bays, exhaust fans. Sanitary lead in rear of shop so floor drains are possible.

## Contact Information:

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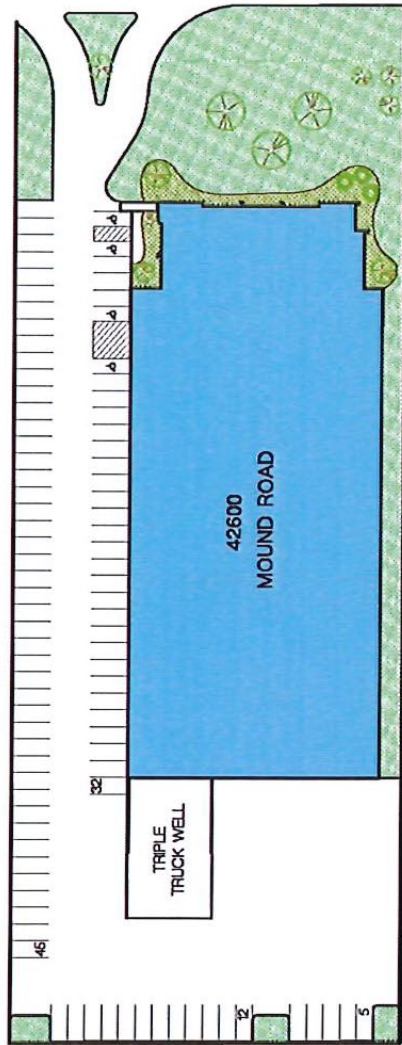


42600  
Mound Road  
Sterling Heights, Michigan  
48314

December 2, 2014

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1262 - Marketing  
Site Plan



**SITE PLAN**  
SCALE: T = 80'-0"