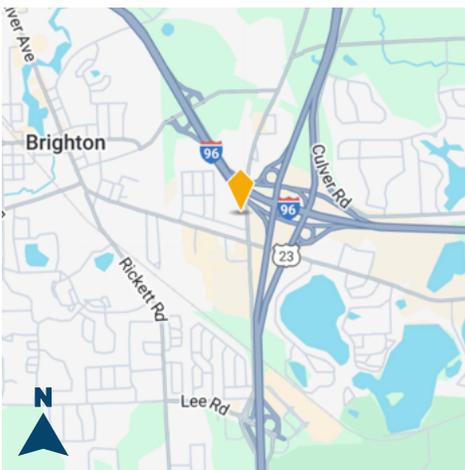


FOR LEASE

5434 S. OLD US-23 HWY, BRIGHTON



1,680 SF LIGHT INDUSTRIAL SPACE



PROPERTY DETAILS

- 1,680 SF end-cap unit
- Signage on Old US-23 Hwy
- Private office and vestibule / waiting area
- (3) 10'x12' grade level overhead doors
- Extremely rare industrial space in Brighton Township with drive-through capabilities
- Ideal space for vinyl car wrapping, window tinting, and/or car detailing businesses
- Located minutes from Grand River Ave, Spencer Road, I-96, & US-23 Hwy

For information, please contact:



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FOR LEASE

5434 S. OLD US-23 HWY, BRIGHTON



AVAILABILITY BREAKDOWN

FOR LEASE

5434 S. OLD US-23 HWY, BRIGHTON

Available SF: 1,680 SF
Office SF: 500 SF
Property Type: Light Industrial
Lease Rate: \$2,000/Month
Lease Type: Gross + Utilities

Availability Date: Immediately
Zoning: Light Industrial
Grade/Dock Doors: 3/0
Parking Spaces: Abundant
Construction Type: Steel / Masonry



TRAFFIC COUNTS

COLLECTION ST/ CROSS ST	VEHICLES PER DAY
Old US-23 / I-96 N	14,434
S Old US-23 / Weber St N	15,037
Old US-23 / Burton Dr	12,464

DEMOGRAPHICS

RADIUS	POPULATION	AVG HH INCOME
2 MILE	17,218	\$109,784
5 MILE	51,021	\$125,361
10 MILE	180,727	\$123,930

(The above information and data was sourced from CoStar)

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FOR LEASE

5434 S. OLD US-23 HWY, BRIGHTON



PRICING INFORMATION

Lease Rate: \$2,000/Month

Lease Type: Gross + Utilities

Availability: Immediately

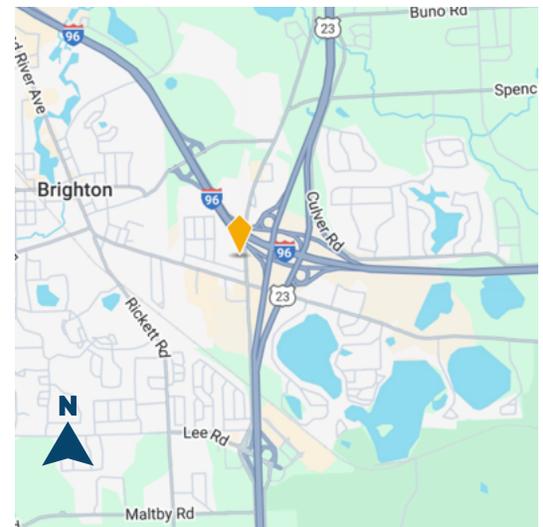
PROPERTY DESCRIPTION

Total SF:	10,545	Parcel ID:	Available
Available SF:	1,680	Parking Spaces:	42
Office SF:	500	Rail Served:	No
Property Type:	Industrial	Cranes:	No
Tenancy:	Multiple	Heat:	Forced Air
Year Built:	1989	Clearance:	15'
Year Renovated:	N/A	Grade/Dock Doors:	Multiple / None
Zoning:	B-3	Fire Suppression:	No
Site/Parcel Area:	1.33 AC		

SUMMARY

Unique opportunity for industrial space located near Downtown Brighton with excellent access to major freeway interchanges. Ideal for automotive-related users such as detailers, window tinters, and vinyl wrap professionals.

ROAD MAP



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