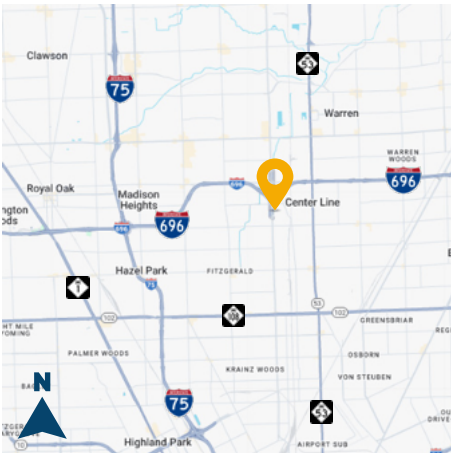


FOR SALE / LEASE

25560 MOUND RD, WARREN



2,500 SF - 20,505 SF FLEX, R&D, OFFICE



PROPERTY DETAILS

- Suites for lease ranging from 2,500 SF up to 20,505 SF or entire facility for sale
- State-of-the-art flex/R&D/Lab facility with high-end finishes throughout
- Multiple office suites available ideal for call center, engineering, law office, title agency, etc.
- Beautiful, well-maintained stand alone facility with two-story (22') front lobby
- 100% HVAC in warehouse with 23' clearance and 700 SF mezzanine for additional storage
- Fully sprinkled for fire suppression, lighting upgraded to LED in 2025
- Mound Road frontage and signage, just minutes from I-696, I-75, M-1, & M-53

For information, please contact:



ROB HUGHES
248.505.0399
rob@rhcommercial.net

REECE HUGHES
248.207.5847
reece@rhcommercial.net

NATE HUGHES
810.923.6099
nate@rhcommercial.net

FOR SALE / LEASE

25560 MOUND RD., WARREN



For information, please contact:



ROB HUGHES
248.505.0399
rob@rhcommercial.net

REECE HUGHES
248.207.5847
reece@rhcommercial.net

NATE HUGHES
810.923.6099
nate@rhcommercial.net

FOR SALE / LEASE

25560 MOUND RD, WARREN



LEASING AVAILABILITY BREAKDOWN - FIRST FLOOR

SUITE 100

Available SF: 4,000 SF
Space Type: Flex / Industrial
Lease Type: NNN
Availability Date: Immediate

Parking Spaces: Abundant
Heat / AC: Yes / Yes
Grade / Dock: 1 / 0
Clearance: Up to 23'
Power: Available



SUITE 110

Available SF: 3,000 SF
Property Type: Office
Lease Type: NNN
Availability Date: Immediate

Parking Spaces: Abundant
Kitchenette: Yes
Restrooms: Yes
Heat / AC: Yes / Yes



SUITE 120

Available SF: 5,500 SF
Property Type: Office
Lease Type: NNN
Availability Date: Immediate

Parking Spaces: Abundant
Kitchenette: Yes
Restrooms: Yes
Heat / AC: Yes / Yes



(SUITES CAN BE COMBINED IN ANY CONFIGURATION - SQUARE FOOTAGES MAY CHANGE BASED ON CONFIGURATIONS)

For information, please contact:



ROB HUGHES
248.505.0399
rob@rhcommercial.net

REECE HUGHES
248.207.5847
reece@rhcommercial.net

NATE HUGHES
810.923.6099
nate@rhcommercial.net

FOR SALE / LEASE

25560 MOUND RD, WARREN

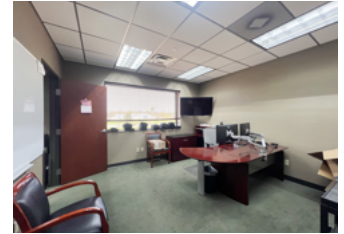


LEASING AVAILABILITY BREAKDOWN - SECOND FLOOR

SUITE 210

Available SF: 3,305 SF
Space Type: Office
Lease Type: NNN
Availability Date: Immediate

Parking Spaces: Abundant
Kitchenette: Yes
Restrooms: Yes
Heat / AC: Yes / Yes



SUITE 220

Available SF: 4,700 SF
Property Type: Office
Lease Type: NNN
Availability Date: Immediate

Parking Spaces: Abundant
Kitchenette: Yes
Restrooms: Yes
Heat / AC: Yes / Yes



LEASING AVAILABILITY BREAKDOWN - ENTIRE FACILITY

ENTIRE FACILITY

Available SF: 20,505
Property Type: Flex / R&D / Office
Lease Type: NNN
Availability Date: Immediate

Parking Spaces: Abundant
Heat / AC: Yes / Yes
Grade / Dock: 1 / 0
Clearance: Up to 23'
Power: Available



(SUITES CAN BE COMBINED IN ANY CONFIGURATION - SQUARE FOOTAGES MAY CHANGE BASED ON CONFIGURATIONS)

For information, please contact:



ROB HUGHES
248.505.0399
rob@rhcommercial.net

REECE HUGHES
248.207.5847
reece@rhcommercial.net

NATE HUGHES
810.923.6099
nate@rhcommercial.net

FOR SALE / LEASE

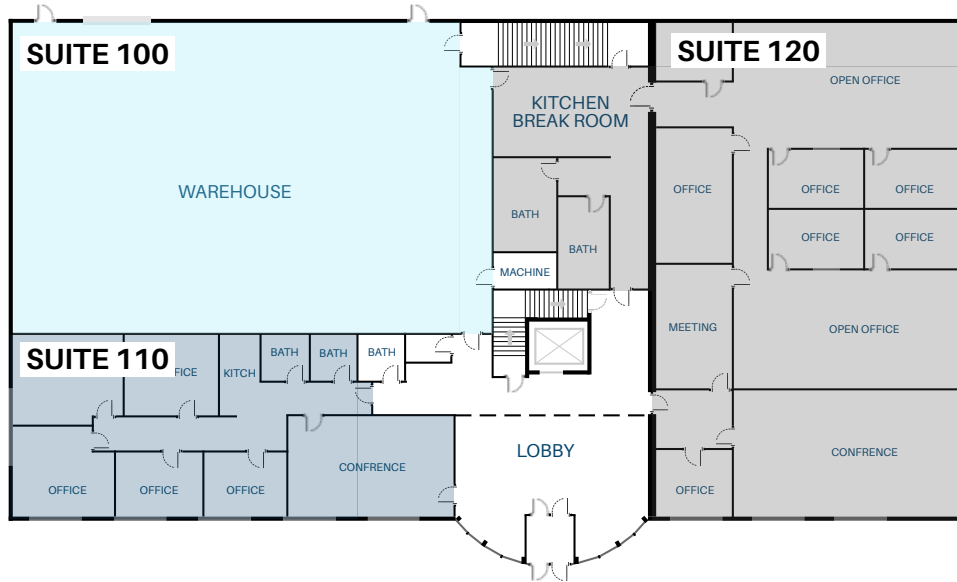
25560 MOUND RD., WARREN



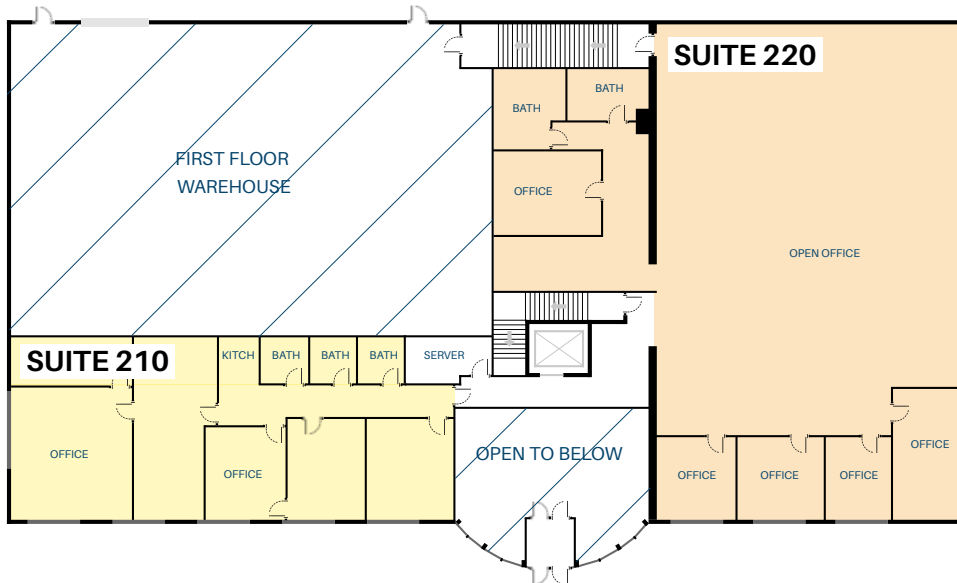
SUITE OPTIONS / LAYOUTS

(NOT TO SCALE)

FIRST FLOOR



SECOND FLOOR



(SUITES CAN BE COMBINED IN ANY CONFIGURATION - SQUARE FOOTAGES MAY CHANGE BASED ON CONFIGURATIONS)

For information, please contact:



ROB HUGHES
248.505.0399
rob@rhcommercial.net

REECE HUGHES
248.207.5847
reece@rhcommercial.net

NATE HUGHES
810.923.6099
nate@rhcommercial.net

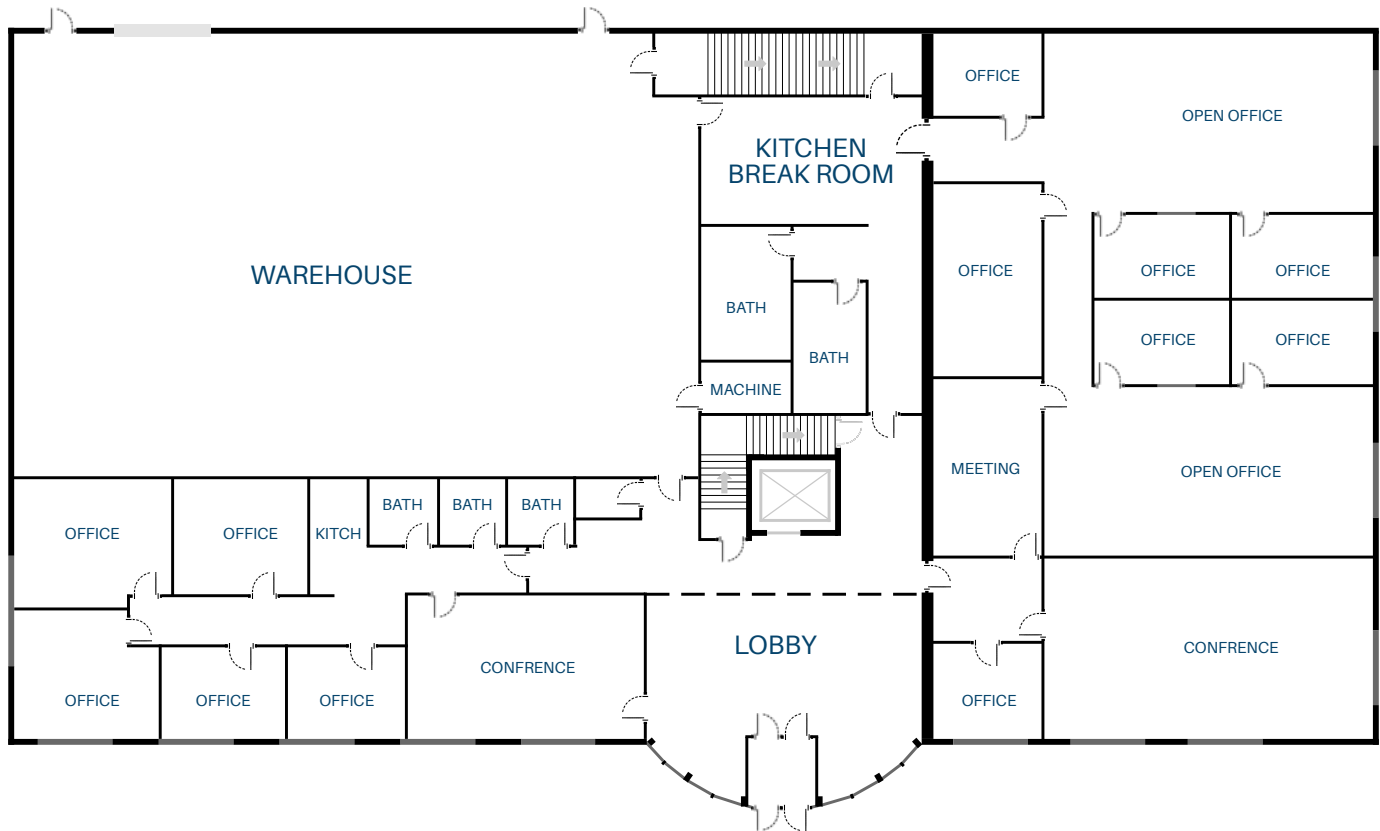
FOR SALE / LEASE

25560 MOUND RD., WARREN



FLOOR PLAN SKETCH

(NOT TO SCALE)



FIRST FLOOR

For information, please contact:



ROB HUGHES
248.505.0399
rob@rhcommercial.net

REECE HUGHES
248.207.5847
reece@rhcommercial.net

NATE HUGHES
810.923.6099
nate@rhcommercial.net

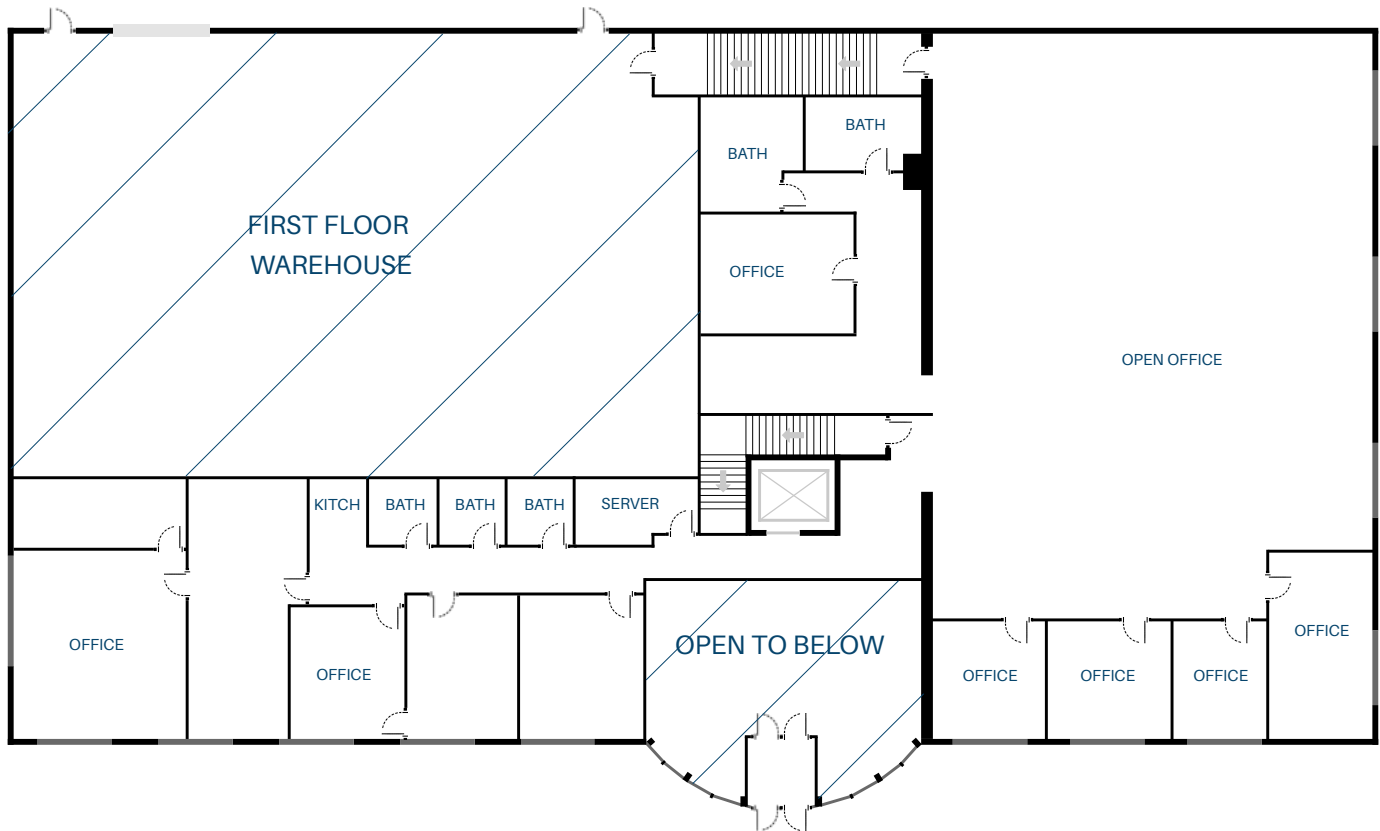
FOR SALE / LEASE

25560 MOUND RD., WARREN



FLOOR PLAN SKETCH

(NOT TO SCALE)



SECOND FLOOR

For information, please contact:



ROB HUGHES
248.505.0399
rob@rhcommercial.net

REECE HUGHES
248.207.5847
reece@rhcommercial.net

NATE HUGHES
810.923.6099
nate@rhcommercial.net

FOR SALE / LEASE

25560 MOUND RD, WARREN



PRICING INFORMATION

Sale Price: \$3,100,000.00

Price per SF: \$151.18

Lease Rate: Contact Agents

Least Type: NNN

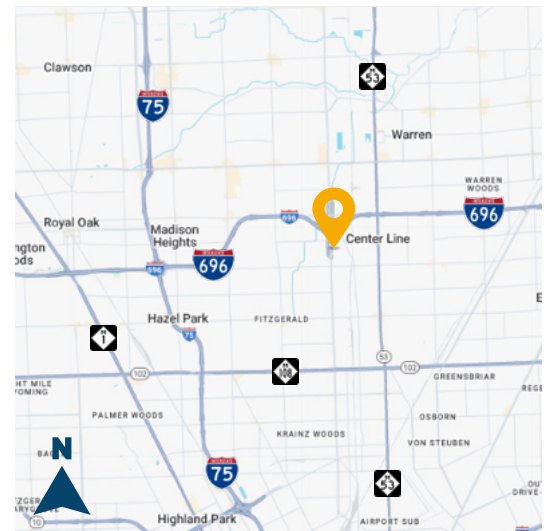
PROPERTY DESCRIPTION

Total SF:	20,505	Parcel ID:	Available
Office SF:	16,847	Parking Spaces:	47
Property Type:	Flex / R&D	Cranes:	No
Tenancy:	Single or Multi.	HVAC:	100%
Year Constructed:	1983	Clearance:	22'-23'
Year Reconstructed:	2007	Grade/Dock Doors:	1 / 0
Zoning:	M-2 (Med. Ind.)	Fire Suppression:	Yes
Site/Parcel Area:	1.23 AC	Power:	Available

SUMMARY

Beautiful freestanding flex/R&D facility with frontage and signage on Mound Road (46,160 VPD). This state-of-the-art property features high-end finishes throughout, multiple kitchenettes, restrooms, conference rooms, and 100% HVAC coverage, including the warehouse area. Given these features, the facility also lends itself well to a potential multi-tenant conversion.

ROAD MAP



For information, please contact:



ROB HUGHES

248.505.0399

rob@rhcommercial.net

REECE HUGHES

248.207.5847

reece@rhcommercial.net

NATE HUGHES

810.923.6099

nate@rhcommercial.net