

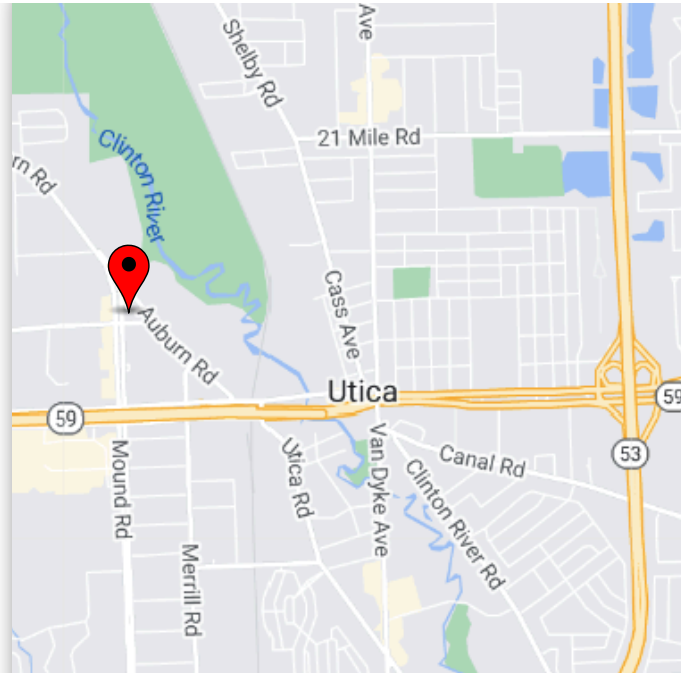


FOR SALE/LEASE

**45700 MOUND RD
SHELBY TOWNSHIP, MI 48317**

PROPERTY HIGHLIGHTS:

- 17,086 square foot building
- 4.8 acres
- The site offers three points of egress via Mound Road, Auburn Road, and West Utica.
- 117 parking spaces (room for additional parking on 1 acre)
- Four (4) overhead doors
- Zoned C-2
- 520' frontage on Mound Rd
- Traffic counts - 18,924 VPD
- Great visibility with monument signage
- Large lot with room for additional development
- Excellent location at M-59 and Mound
- Lease rate: Negotiable
- Sale price: \$2,600,000 (\$152/sq. ft.)



The information herein was obtained from sources believed to be reliable but not guaranteed and is subject to price change or withdrawal without notice. All information should be verified prior to lease or purchase.



For more information, please contact:
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AERIAL

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