

# FOR LEASE

# 53,416 SQUARE FEET



## \$7.50 PSF/NNN

## 11350 STEPHENS ROAD WARREN, MICHIGAN

- Corporate image manufacturing building for lease
- **Primary power and buss ducts throughout**
- Ample parking with large fenced yard
- Fire suppressed
- Fully air conditioned shop
- Access control on gates and exterior doors
- Airlines throughout and compressor
- Quick access to I-696, Mound, Van Dyke and Groesbeck Highway

Available Space	53,416 SF Including Mezzanine	Shop Size	49,366 SF Including Mezzanine
Year Built	1955	Office Size	4,050 SF
Zoning	Multi Zoned M-2 & P	Grade Level Doors	(2) 10'x12' (1) 14'x14'
Power	5500 Amps 480 Volts	Clear Ceiling Height	21'
Lot Size	2.62	Restrooms	Yes
Parking	Ample	Sprinklers	Yes
Truck Well	One (1)	Cranes	Two (2)
Availability	Immediate	Lighting	LED

### Burger

& COMPANY

38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

**248.536.2888**

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Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.



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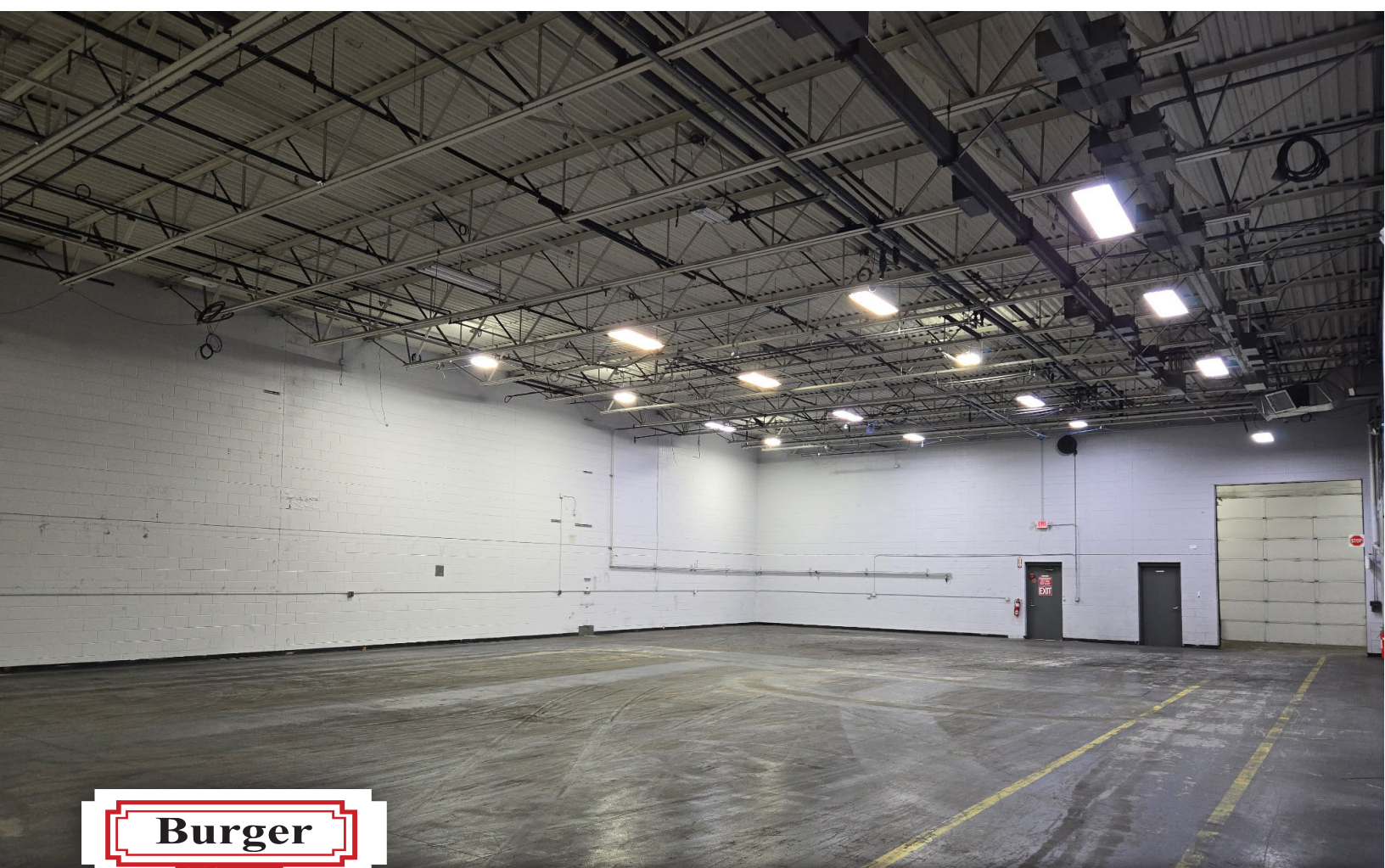
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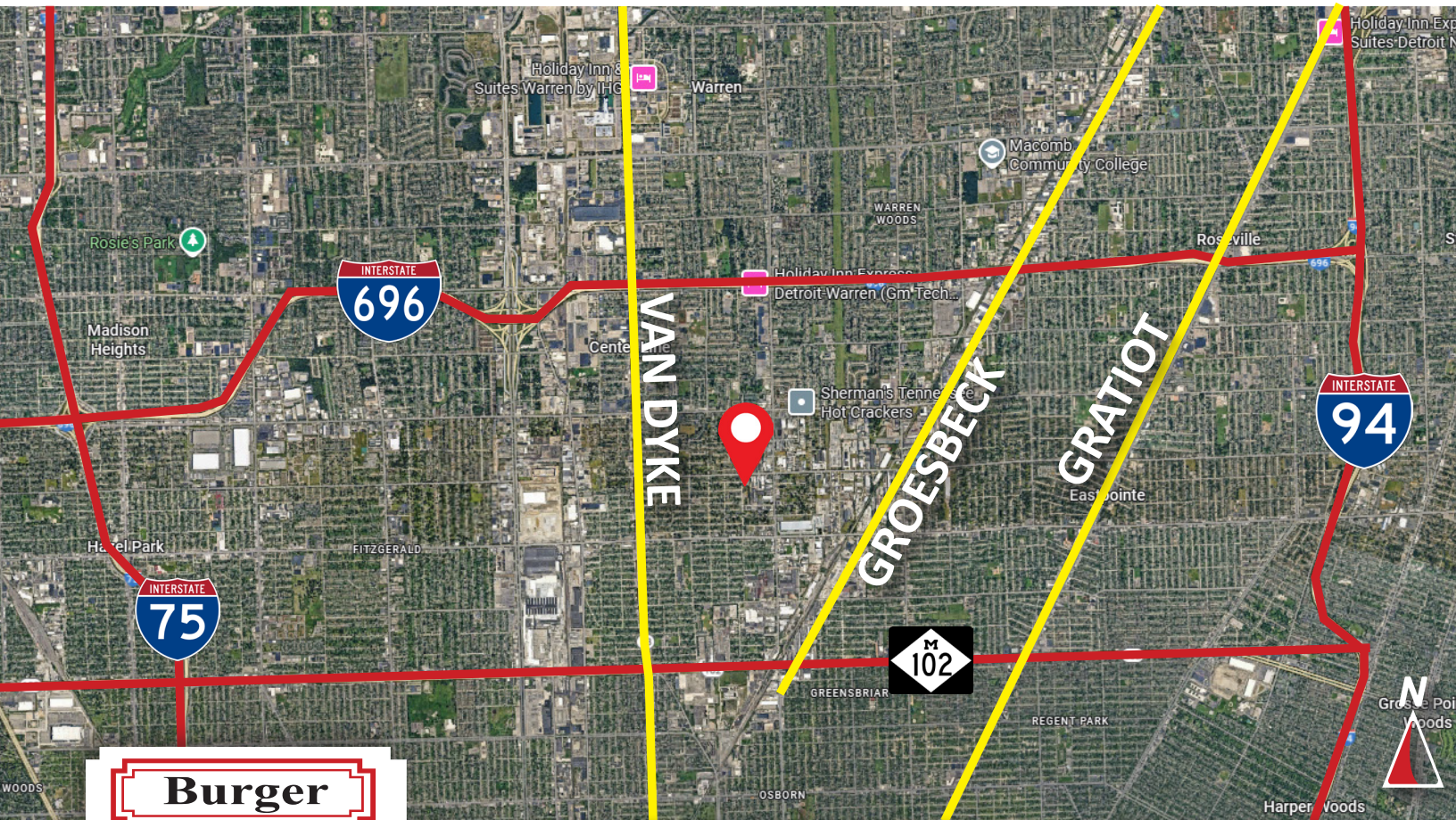
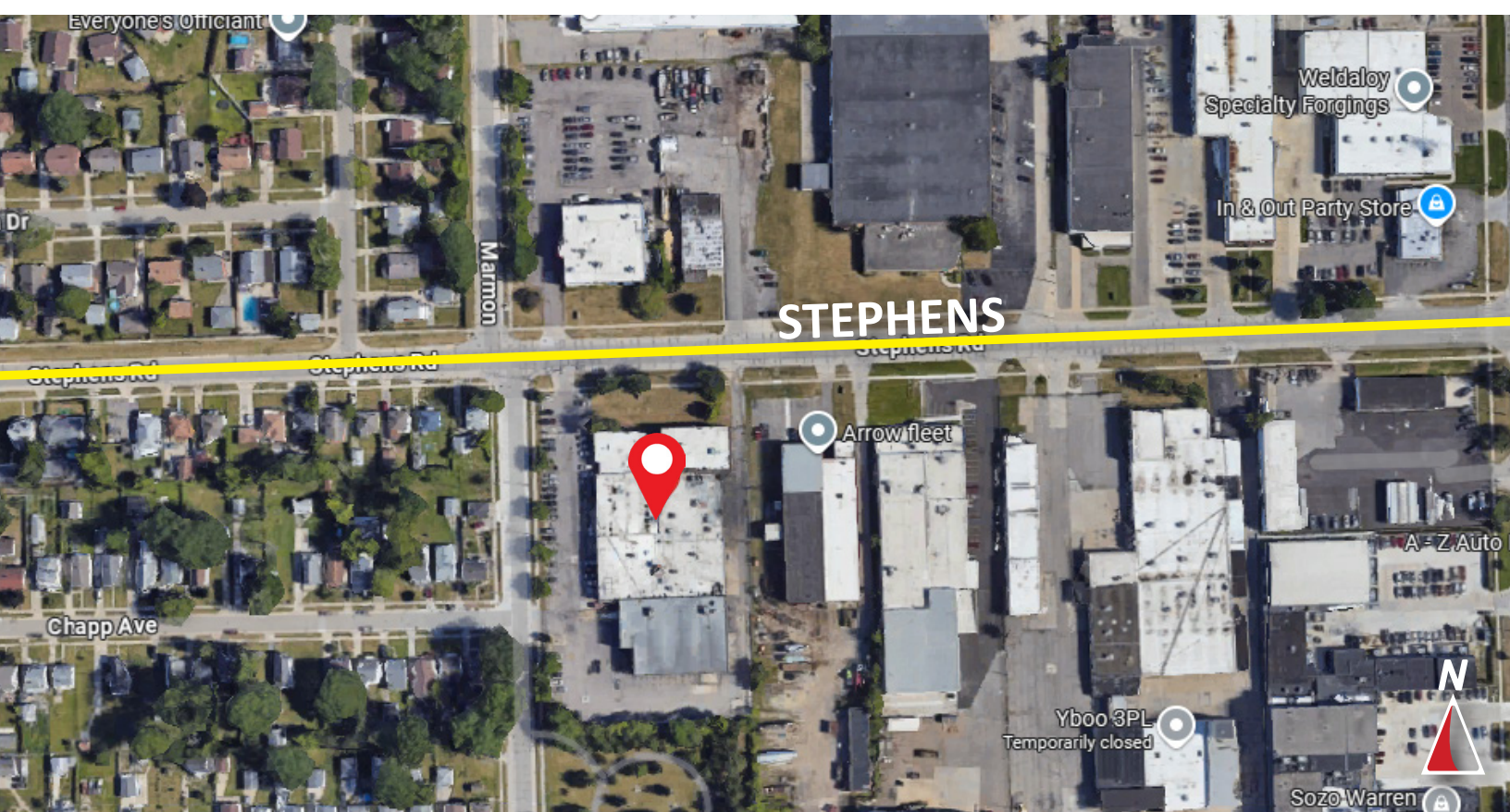
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