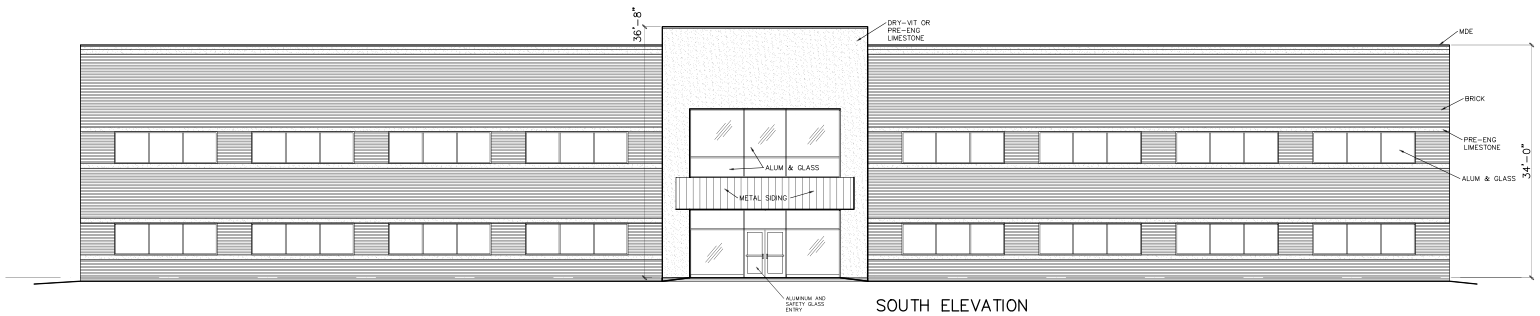
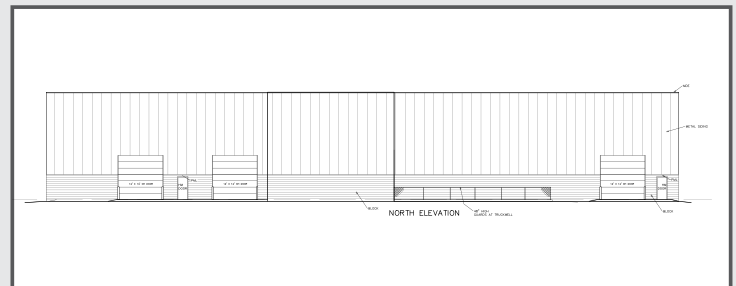


# SITE PLAN APPROVED



## PROPERTY FEATURES

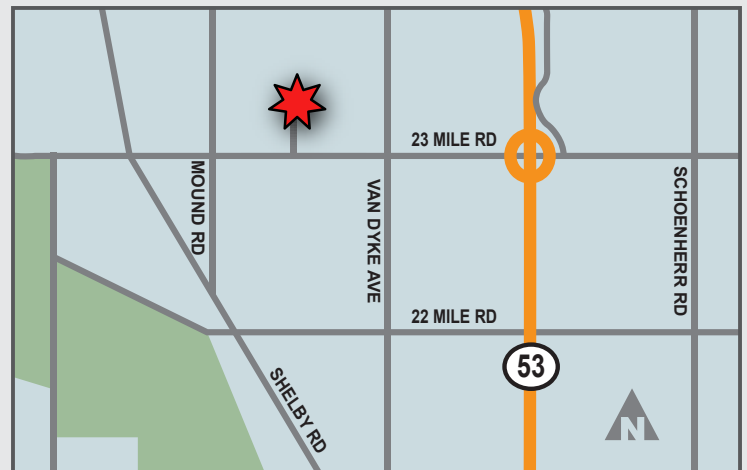
- 25,420 - 41,120 SF, or 57,120 SF Total
- Office to Suit - 2 Story Capabilities
- 28' Clear Height
- 20-Ton Cranes Possible
- Tax Abatement Available For Qualified Tenants
- Outside Storage Possible
- Extra Room for Parking / Trailer Staging



## FOR DETAILS CONTACT

**Giancarlo Pinterpe**  
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## Build to Suit

### Simone Industrial Dr., Shelby Twp, MI 48316

**Property Type:** Industrial  
**Available SF:** 25,420-57,120  
**Land Size (Acres):** 5.27  
**Market:** SE Michigan  
**County:** Macomb



#### Availability Details

<b>Available SF:</b>	25,420-57,120	<b>Transaction Type:</b>	Lease
<b>Industrial SF:</b>	25,420-57,120	<b>Asking Lease Rate:</b>	\$7.95 PER SF NNN

#### Comments

**Availability Comments:** New Industrial building proposed to be built in 2021. This site can accommodate up to 57,120sf, which has been approved by the Township. Possible option to purchase after expiration of initial lease term.

#### Building & Construction Details

<b>Construction Status:</b> Proposed	<b>Year Built:</b> 2021	<b>Roof Type:</b>
<b>Building Class:</b>	<b>Year Refurbished:</b>	<b>Roof Age:</b>
<b>Spec/BTS:</b>	<b>Floors:</b>	<b>Floor Type:</b> Concrete
<b>Primary Use:</b> Manufacturing	<b>Multi-Tenant:</b> No	<b>Sprinkler:</b>
<b>Secondary Use:</b> Warehouse	<b>Construction Type:</b>	<b>Security:</b>
<b>Flex:</b> No		
<b># of Buildings:</b>		
<b>Elevator Comments:</b>		

**Clearance, Dock & Door**

<b>Ceiling Height:</b> 28'	<b># GL/DID:</b> 2	<b># Int. Docks:</b>
<b>Bay/Column Size(WxD):</b>	<b>GL/DID Dim.(HxW):</b> 12x14	<b># Int. Levelers:</b>
<b>Column Spacing:</b>	<b># DH/Truck-Level Doors:</b> 2	<b># Ext. Docks:</b>
	<b># Rail Doors:</b>	<b># Ext. Levelers:</b>
	<b>Total Doors:</b> 4	<b>Cross-docked:</b> No

**Loading & Door Comments:**
**Crane Features**

<b># Cranes:</b>	<b>Capacity Tons (Min):</b>	<b>Hook Ht. (Ft.):</b>
	<b>Capacity Tons (Max):</b>	<b>Clearance (Ft.):</b>

**Crane Comments:** Cranes Possible

**Site**

<b>Land Size (Acres):</b> 5.27	<b>Lot Dimensions (LxW):</b>	<b>Zoning:</b> Light Manufacturing
<b>Land SF:</b> 229,561	<b>Floodplain:</b>	<b>Site Condition/Quality:</b>
<b>Land Usable Acres:</b>	<b>Density:</b>	<b>Topography:</b>
<b>Land Usable SF:</b>	<b>Permitted FAR:</b>	<b>Site Shape:</b>
<b>Max Contiguous SF:</b>	<b>Development Capacity:</b>	<b>Access:</b>
<b>Max Contiguous Acres:</b>	<b>Yard Type:</b>	<b>Visibility:</b>
<b>Permitted SF:</b>	<b>Yard SF:</b>	<b>Frontage:</b>
<b>Buildable SF:</b>		

**Additional Site/Parcel Information Comments:** Parcel Identification Number: 23-07-16-376-018

**Frontage Traffic Count Comments:**
**Utilities**

<b>Gas:</b> Natural	<b>Power:</b>	<b>Phone:</b>
<b>Water:</b> City	<b>Amps:</b> TBD	<b>Cable:</b>
<b>Sewer:</b> City	<b>Volts:</b> TBD	<b>Broadband:</b>
	<b>Phase:</b> 3	<b>Broadband Supplier:</b>
	<b>Power Supplier:</b> DTE Energy	

**Utilities Comments:**
**Contacts for this Availability**

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Giancarlo Pinterpe	248.567.8003	<a href="mailto:giancarlo.pinterpe@lee-associates.com">giancarlo.pinterpe@lee-associates.com</a>
Listing Broker	Lee & Associates of MI	Bradley Hay	248.567.8005	<a href="mailto:bradley.hay@lee-associates.com">bradley.hay@lee-associates.com</a>

