

**FOR LEASE**

**30773-30785 STEPHENSON HWY**

**MADISON HEIGHTS, MI 48071**

**(13 MILE & STEPHENSON HWY) - ACROSS FROM COSTCO**

**SIGNAGE  
AVAILABLE**

**LIGHT INDUSTRIAL  
FLEX SPACE**



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Commercial Real Estate Services, Worldwide.

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**AVAILABLE SUITES** \*can be combined for total of 10,409 SF

SUITE	TOTAL SPACE	SPACE TYPE	SPACE BREAKDOWN	OHD	RATE
1*	7,700 SF	Warehouse	Warehouse: 7,700 SF	1	\$13.00 / SF + NNN
4*	2,709 SF	Flex	Warehouse: 1,618 SF / Office: 1,091 SF	1	\$11.00 / SF + NNN
3	7,420 SF	Office	Office: 7,420 SF		\$11.00 / SF + NNN

## PROPERTY HIGHLIGHTS

- 28,000 SF Building Size
- \$11.00-\$13.00/SF NNN
- MU12 Zoning - Mixed Use Innovation 2
- Light Industrial/Flex/Office Space
- Prime location at the SW corner of 13 and Stephenson Highway
- Various size suites available
- Convenient grade-level doors for easy access
- Professionally owned and managed

