

PROPERTY FOR LEASE

41150 Technology Park Drive
Sterling Heights, MI 48314



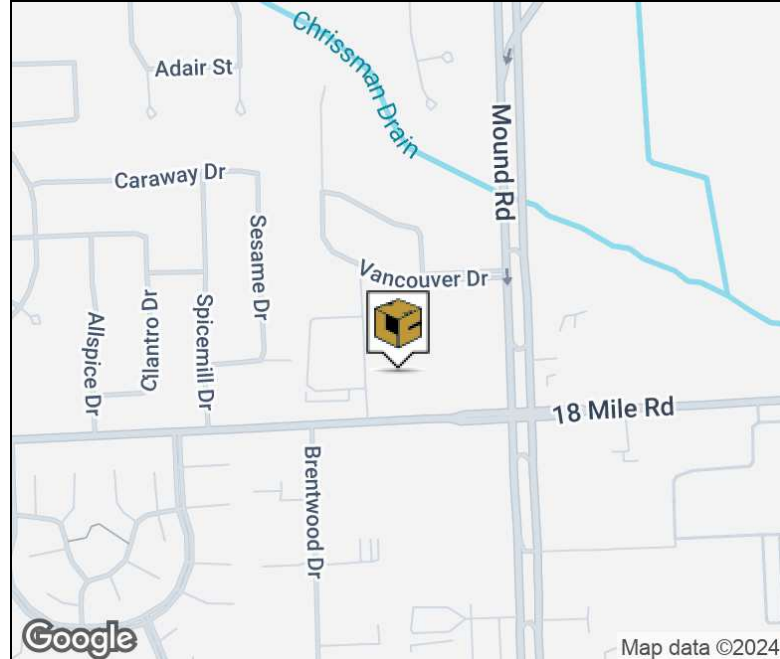
L. MASON CAPITANI
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- 5,756 Sq. Ft. For Lease
- 4,404 Sq. Ft of Office | 1,352 Sq. Ft of Shop
- Lab Area Can Be Renovated to Create 3,281 Sq. Ft. of Office & 2,475 Sq. Ft of Shop
- 8'x10' Grade Door
- Located in Macomb County's Famed Mound Road Corridor



FOR MORE INFORMATION:

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CONNECT WITH US

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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

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INDUSTRIAL PROPERTY DETAILS

Lease Rate	\$10.00 SF/yr NNN
Monthly Rate	\$4,796.66/Monthly

Location Information

Street Address	41150 Technology Park Drive
City, State, Zip	Sterling Heights, MI 48314
County	Macomb
Side of Street	East
Nearest Highway	M-59

Property Information

Property Type	Industrial Hi-Tech
Zoning	TRO
Property Subtype	Manufacturing
Lot Size	2.45 Acres
Site Description	Located on the E side of Technology Park Drive, N of 18 Mile, W of Mound Road.

Building Information

Building Size	25,113 SF
Available SF	5,756 SF
Factory SF	1,352 SF
Office Space	4,404 SF
Year Built	1988
Tenancy	Multiple
Grade Level Doors	(1) 8'x10'
Ceiling Height	18 ft
Power Description	208/240 600 Amps
Heating	Central
A/C	100%
Restrooms	2
Lighting	Fluorescent

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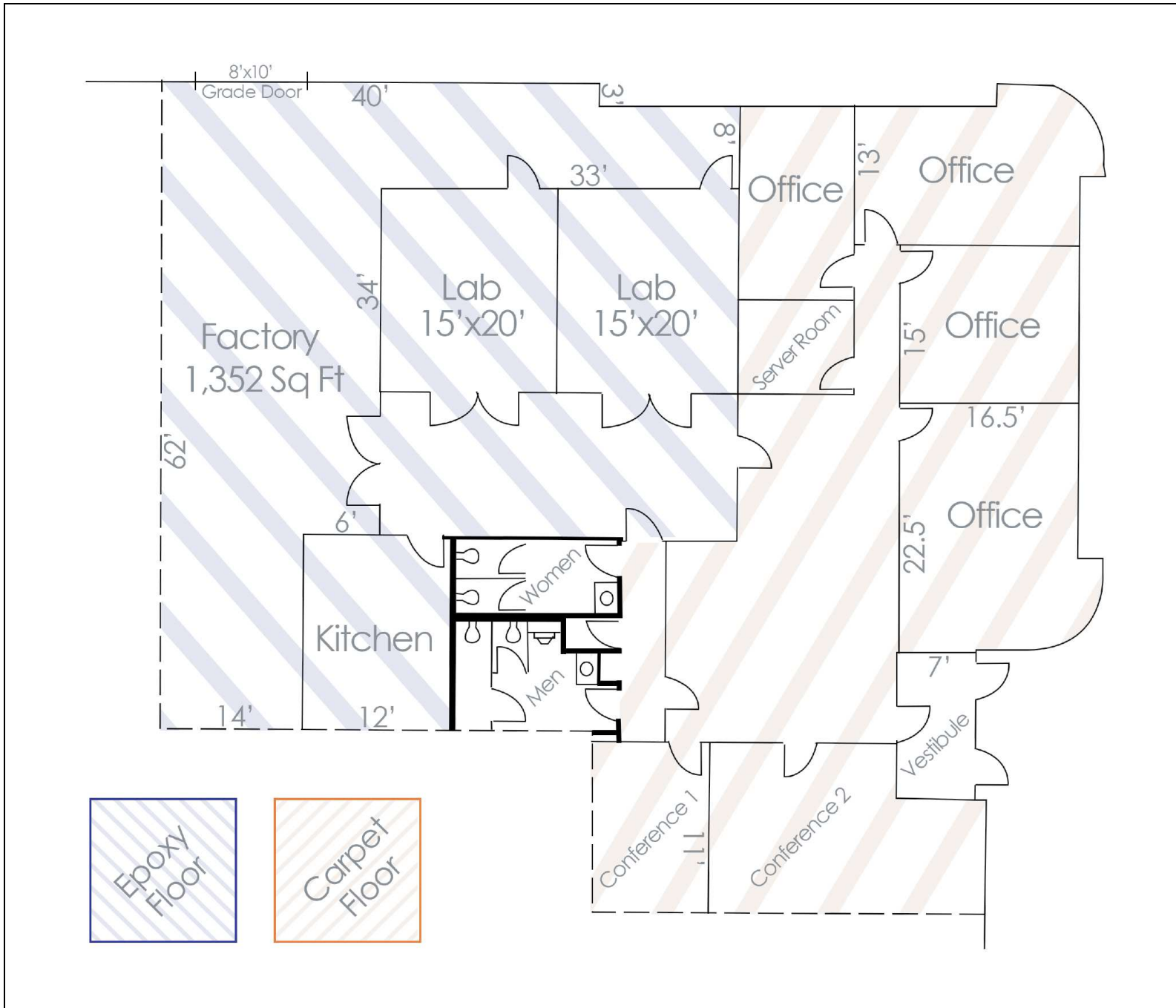
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FLOOR PLAN



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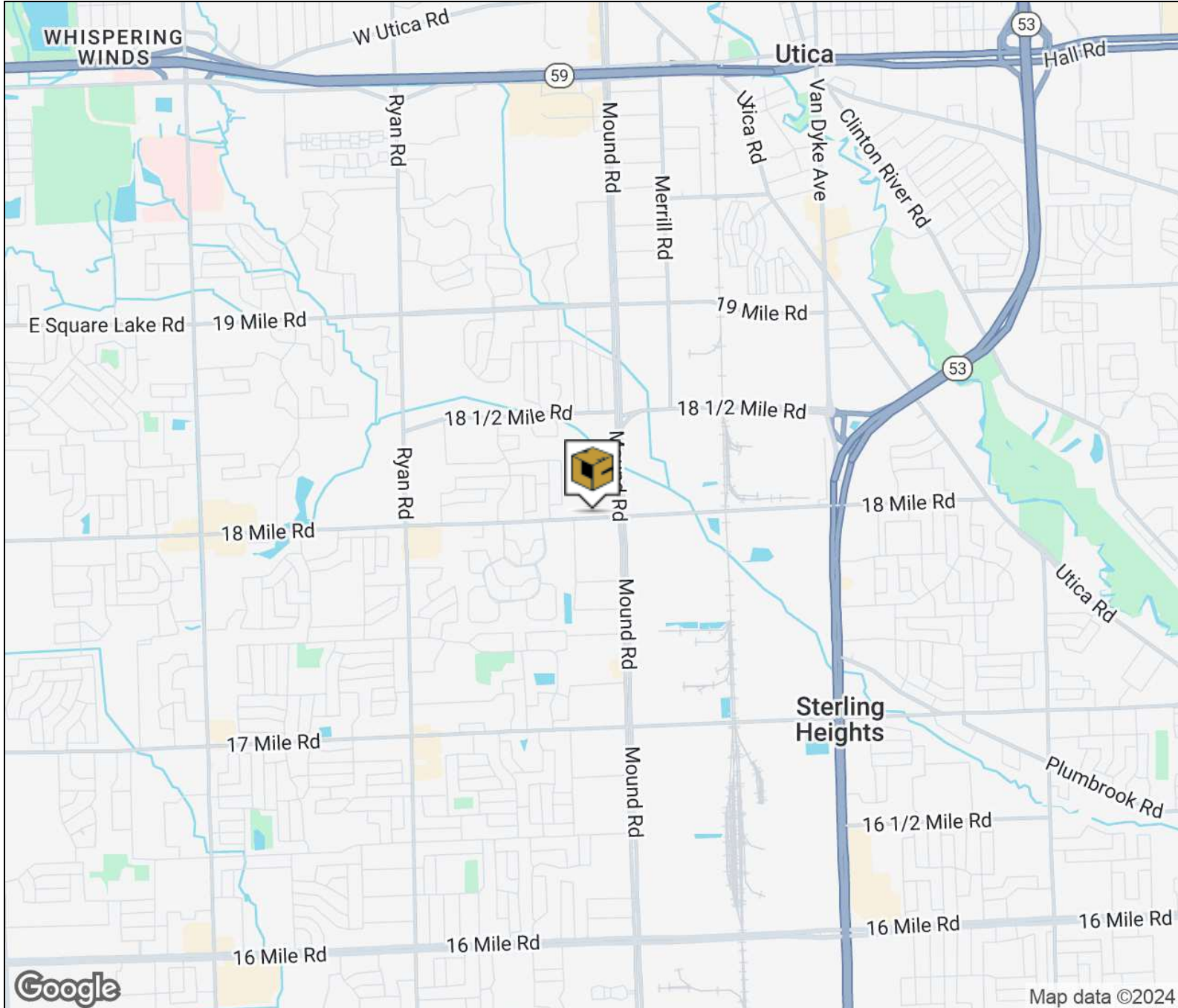
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LOCATION MAP



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