



# ANTON, SOWERBY AND ASSOCIATES

79 MACOMB PLACE / MOUNT CLEMENS, MI 48043 / 586 469-8888

**25,000 SF Industrial**

# ***FOR LEASE***



***43590 Elizabeth Road,  
Clinton Township***

***For further information on this and other properties contact  
Joe Sowerby or Jim Ketchum at (586) 469-8888***

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal without notice.



~ OVER 35 YEARS OF EXCELLENCE ~

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Truckwell

## FOR LEASE



***43590 Elizabeth, Clinton Township***

### GREAT LOCATION !

- ◆ 25,000 SF industrial building
- ◆ 27 foot ceiling height
- ◆ Truckwell with easy semi in and out access
- ◆ 2 entrance / exit access points on Groesbeck and Elizabeth Road
- ◆ 60 seconds to M-59, 5 minutes to I-94
- ◆ Beautiful executive offices with private garage

**\$7.50 SF NNN**

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PROFESSIONAL REAL ESTATE BROKERAGE

79 MACOMB PLACE / MT. CLEMENS, MI 48043 / (586) 469-8888

Web site: [www.antonsowerby.com](http://www.antonsowerby.com)

E-mail: [info@antonsowerby.com](mailto:info@antonsowerby.com)

ADDRESS	<b>43590 Elizabeth Road</b>	ZONING	<b>Industrial</b>
CITY	<b>Clinton Township</b>	AVAILABLE	<b>Yes</b> OCCUPANCY <b>Immediate</b>
LOCATION	<b>Corner of Groesbeck</b>	TAXES	<b>\$47,940.00</b>
AGE	<b>2000</b>	ASSESSMENT	

## Price and Terms

SALE PRICE	PRICE/SF	SALE TERMS
LEASE RATE <b>\$7.50</b>	MONTHLY RENT <b>\$15,625.00</b>	LEASE TERMS <b>NNN years</b>

## Building and Site

TOTAL SF	<b>25,000</b>	AVAIL	<b>25,000</b>	SHOP	<b>20,000</b>	OFFICE	<b>5,000</b>
ACRES	<b>3.9</b>	OFFICE DIMENSIONS					
POWER	<b>600 amps, 240V, 3 phase</b>			LIGHTS	<b>High bay lights</b>		
HEAT	<b>Radiant/ GFA</b>			COMPRESSOR			
OH DOOR	<b>3</b>	TRUCKWELL <b>1</b>					
CLEAR HEIGHT	<b>27'</b>	CRANES					
BAY SIZE		RESTROOMS <b>5</b>					
FLOORS	<b>6"</b>	DRAINS					
PARKING	<b>Ample</b>	SETBACKS					

## General Comments

- \* **Location - Location - Location**
- \* **60 seconds from M-59; 5 minutes to I-94**
- \* **Smooth drive around access for easy semi ingress / egress,**
- \* **2 entrance / exit access points on Groesbeck and Elizabeth Road**
- \* **27' clear height in shop**
- \* **Executive office space with private indoor parking garage**

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