

# 70572 Beaver Creek Drive

*Bruce Township, MI*

- 18,550 Square Feet Available
- New Construction
- 27' Ceiling Clearance
- 1,600 Amps of 480 Volt Power
- Exterior Truckwell
- Possible Tax Abatement
- Fully Fire Suppressed
- Directly Off M-53

## INDUSTRIAL BUILDING FOR LEASE



16,000 SF of Factory



2,550 SF of Office



(2) 14'x14' Grade Level Doors



### FOR MORE INFORMATION:

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**L. MASON CAPITANI**

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248.637.9700 | [LMCap.com](http://LMCap.com)

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## Industrial Property Details:

### Details:

**Total SF:** 18,550 SF  
**Office SF:** 2,550 SF  
**Factory SF:** 16,000 SF  
**Zoning:** Industrial  
**Acres:** 1.29  
**Frontage:** 143'  
**Depth:** 394'  
**X-Way Distance:** ~1 Mile to M-53  
**Parking:** 40 Spaces  
**Year Built:** 2025  
**Occupancy:** Immediate  
**Site Description:** Industrial park south of 33 Mile Road, west of Powell Road.

### Interior:

**Ceiling Height:** 27'  
**Bay Size:** 42'  
**Restrooms:** 4  
**Power Details:** 440/480V | 1,600 Amps  
**Lighting:** LED  
**Truckwells:** 1 ext.  
**Cranes:** Prepped  
**Grade Door:** (2) 14'x14'  
**Heating:** Gas Forced Air  
**A/C:** 100%  
**Sprinklered:** 100%

### Economic:

**Lease/SF:** \$11.95  
**Lease/Month:** \$18,472.71  
**Lease Terms:** NNN

### Amenities:

- New Construction
- Possible Tax Abatement
- Up to 2,500 SF of Mezzanine Storage  
Could be Made Available
- Ext. Truckwell
- 27' Clearance

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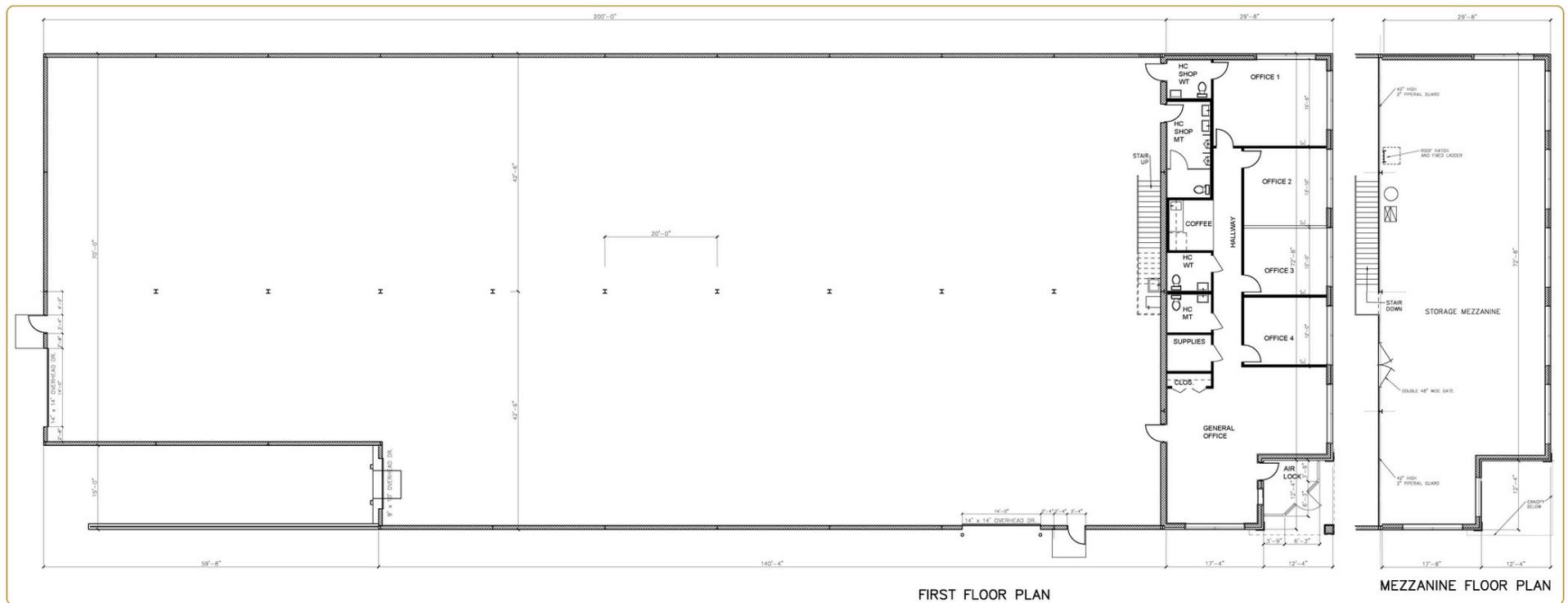


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## Building Layout:



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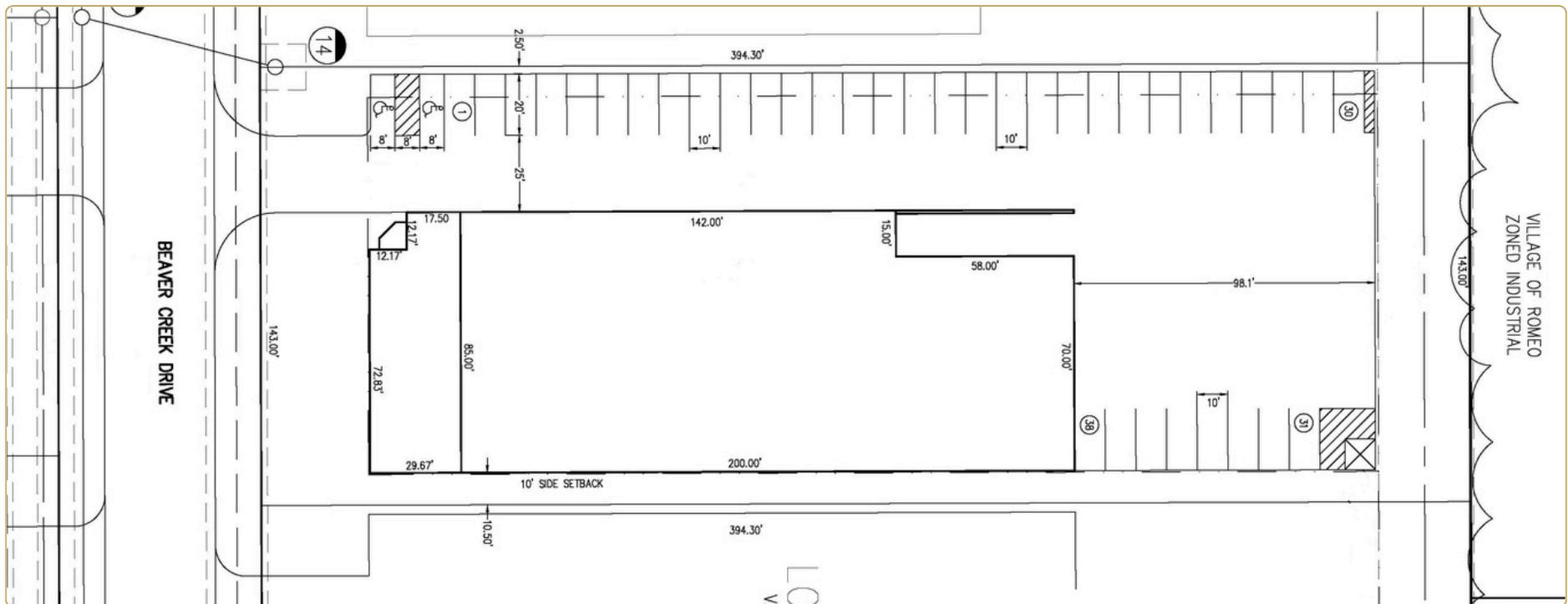


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## Building Site Plan:



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## Interior Photos:



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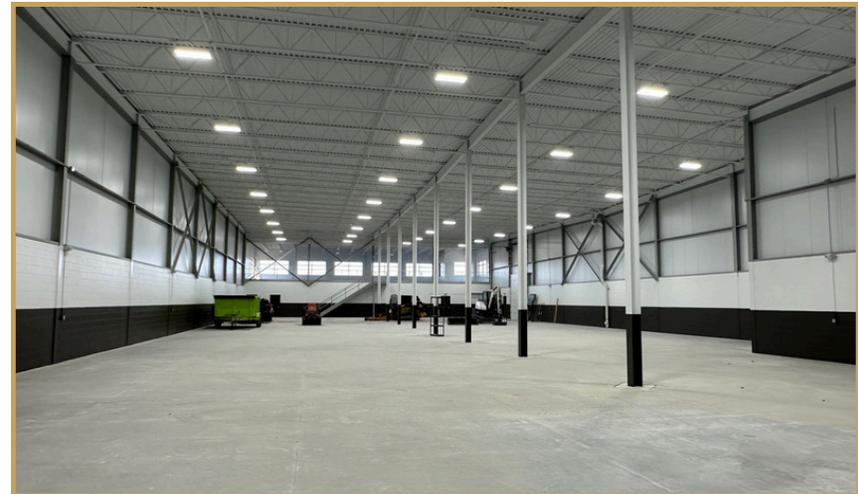
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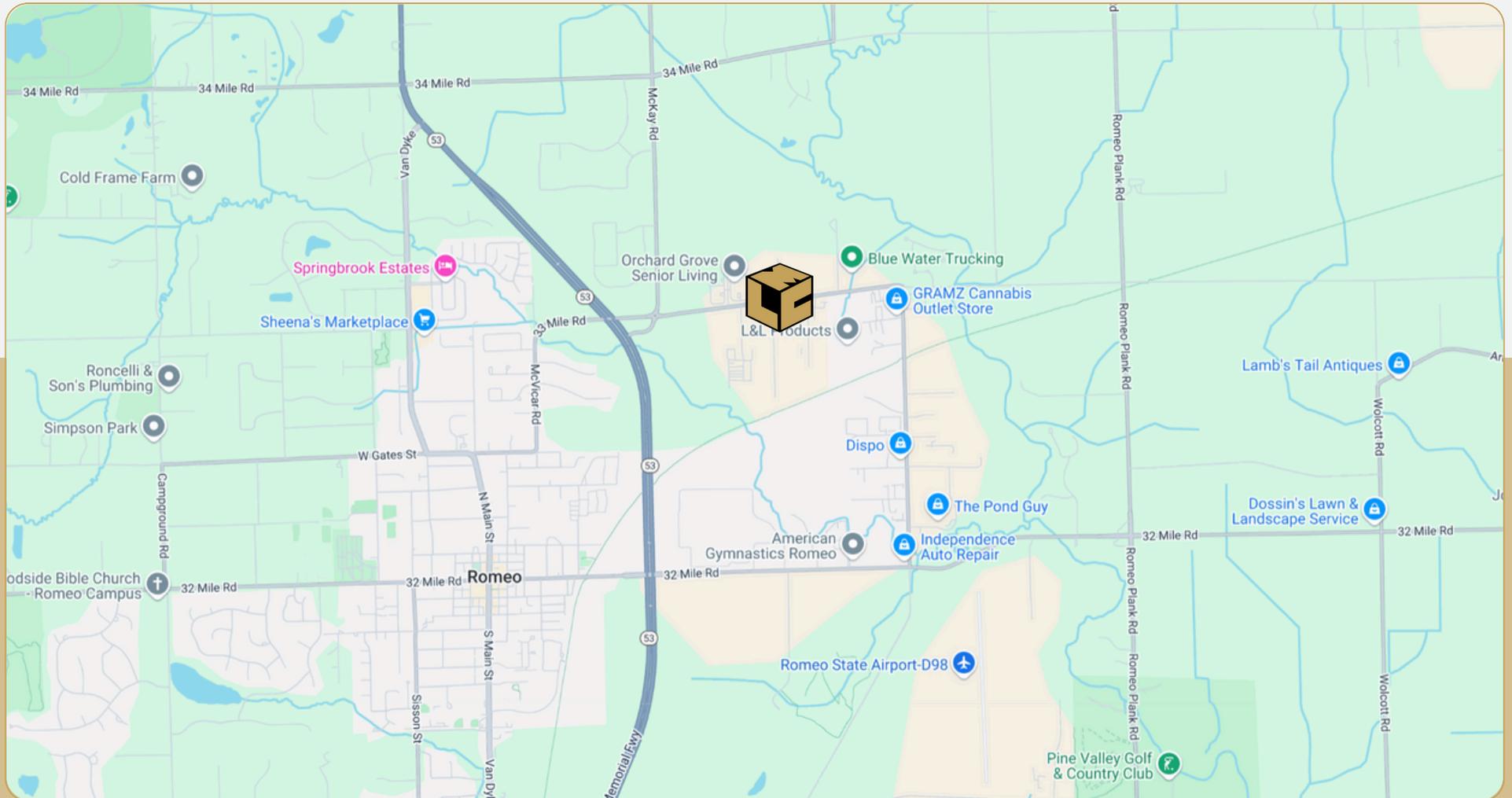
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