



# 7100 15 MILE ROAD

Sterling Heights, MI



## FOR LEASE

### Property Highlights

- 83,900SF with 11,900sf of two-story fully furnished office on 5.9 acres.
- 11 truckwells
- (2) separate electrical services totaling 3600 Amps with 240/480 Volt power
- Available October 1, 2024
- Main road exposure across from FCA's Sterling Stamping and Sterling Heights Assembly Plants

For information, please contact:

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# NEWMARK

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## INDUSTRIAL – Lease

7100 15 Mile Rd  
Sterling Heights, MI



Total Building Size: 83,900  
Total Available: 83,900  
Age: 1955 -1988  
Factory: 72,000  
Office: 11,900  
Minimum Divisible: 83,900  
Zoned: M-2 – Heavy Industrial

**Lease Rate: \$6.95/sf NNN**  
**Monthly Lease Rate: \$48,592.08**  
**Taxes: \$.64/sf (2023)**

### Property Details

Acreage:	5.9	Power:	Front Shop - 1600 Amp / 240 V Rear Shop – 2000 Amp / 480 V
Frontage:	260'	Buss:	Yes
Depth:	985'	Lights:	Metal Halide / Fluorescent
Parking:	166+	Truckwell:	(11) – 4 Interior & 7 Exterior
Expandable:	Possible	Grade Door:	1 – Ramp – 12' x 14' - Front 1 – Ramp – 7' x 7' – East Side
Storage:	Yes	Heating:	GFA, Air Rotation
Clearance:	16' – 20'	A/C:	Office
Bay Size:	25', 40', 50', 60'	Sprinklered:	Front Shop – Ordinary Hazard Rear Shop – High Hazard
Lavatories:	12	Airlines:	Yes
Crane:		Compressor:	
Underhook:		Floordrains:	Yes - Rear

### Additional Information:

Two-story office with elevator. Additional land in rear for storage/parking. Exhaust fans. Very clean manufacturing or warehouse facility with main road exposure. 2,400 sf at 20' clear.

### Contact Information:

**Jack Coury**

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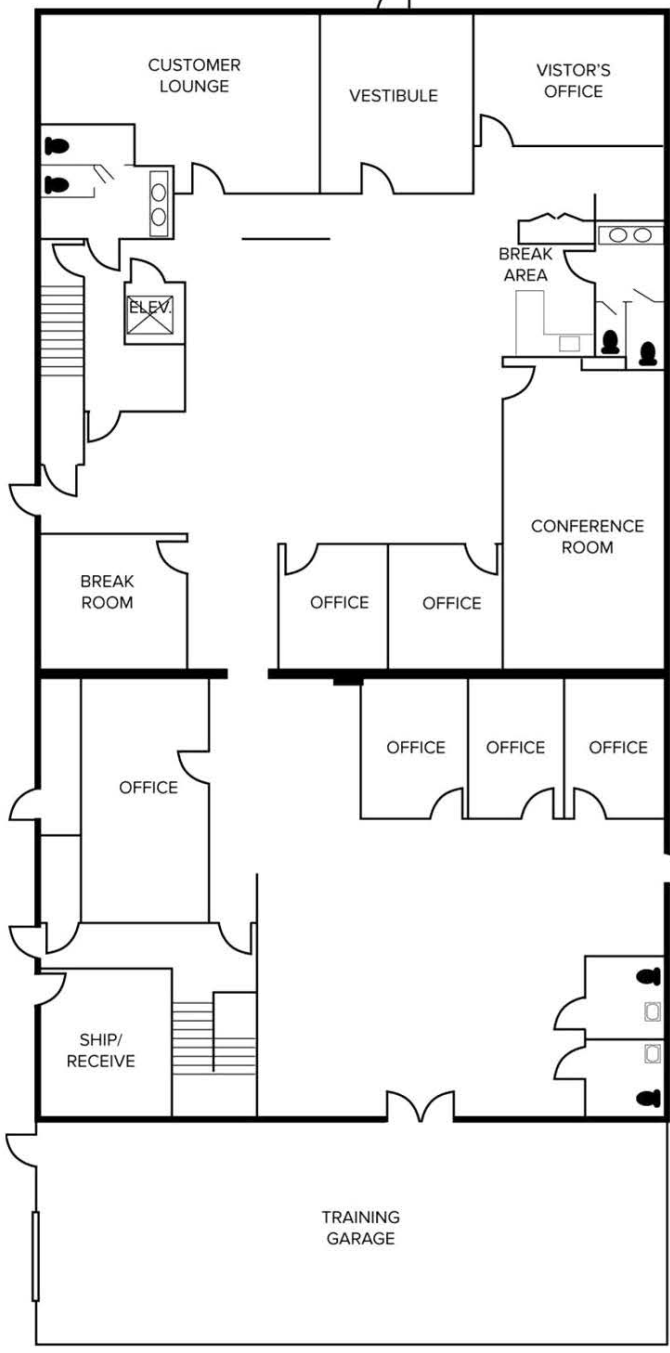
**Chris Dowell**

248-447-2717

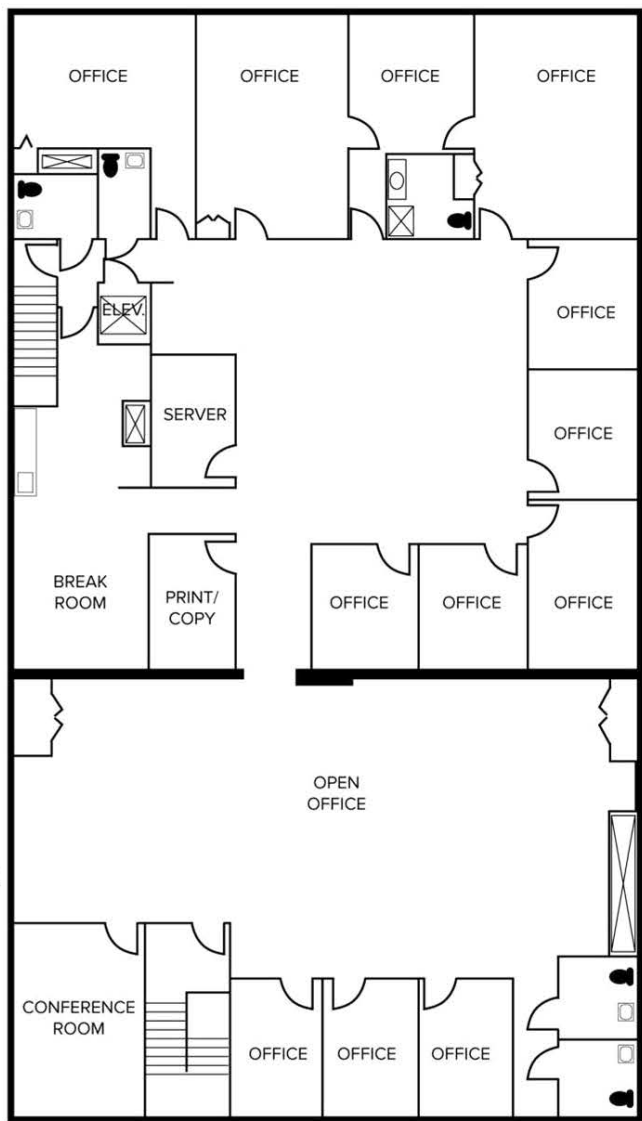
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FIRST FLOOR



SECOND FLOOR



CONTACT

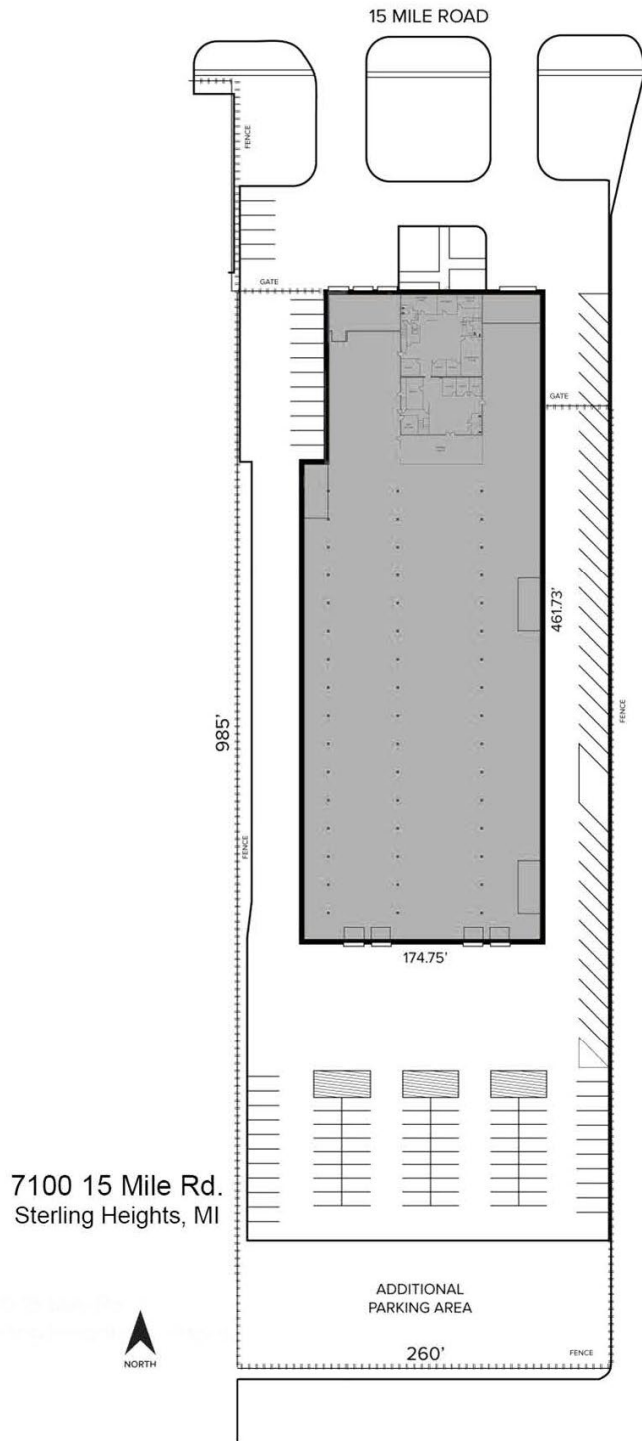
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# PLANT LAYOUT

