

26225 Sherwood Ave

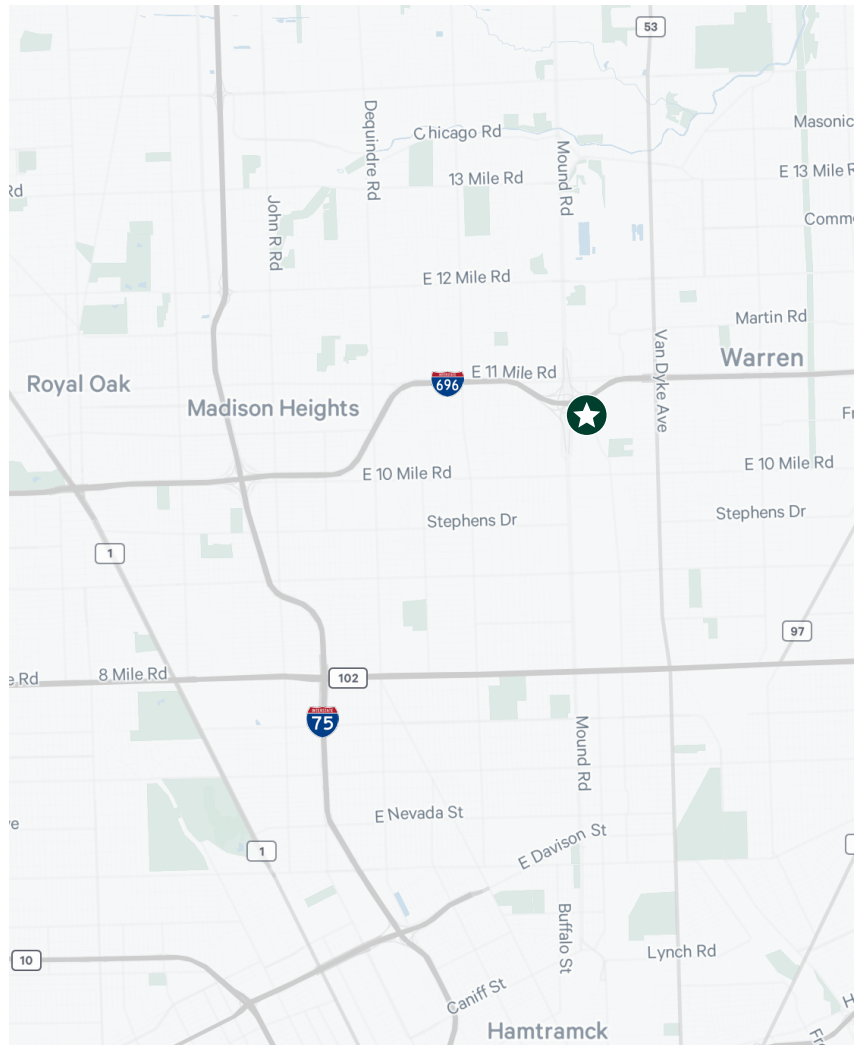
Warren, MI

7,995 - 12,695 Square Foot Free Standing Building



Property Features

- + 7,995 SF On the First Floor
 - +/- 4,700 Office
 - +/- 3,300 Shop
- + +/- 4,700 SF of Mezzanine Above Office
- + 18' 6" - 21' Clear Height
- + One (1) Grade Level Door (12'x14')
- + ± 35 Parking Spaces with Fenced-in Yard
- + Fully Fire Suppressed & Air Conditioned
- + Zoning: C-3
- + Great Location with Proximity to Highways & Major Thoroughfares
- + Available December 2024
- + Asking Lease Rate: \$9.95/SF NNN
- + Contact Listing Agent Regarding Sale



Contact Us

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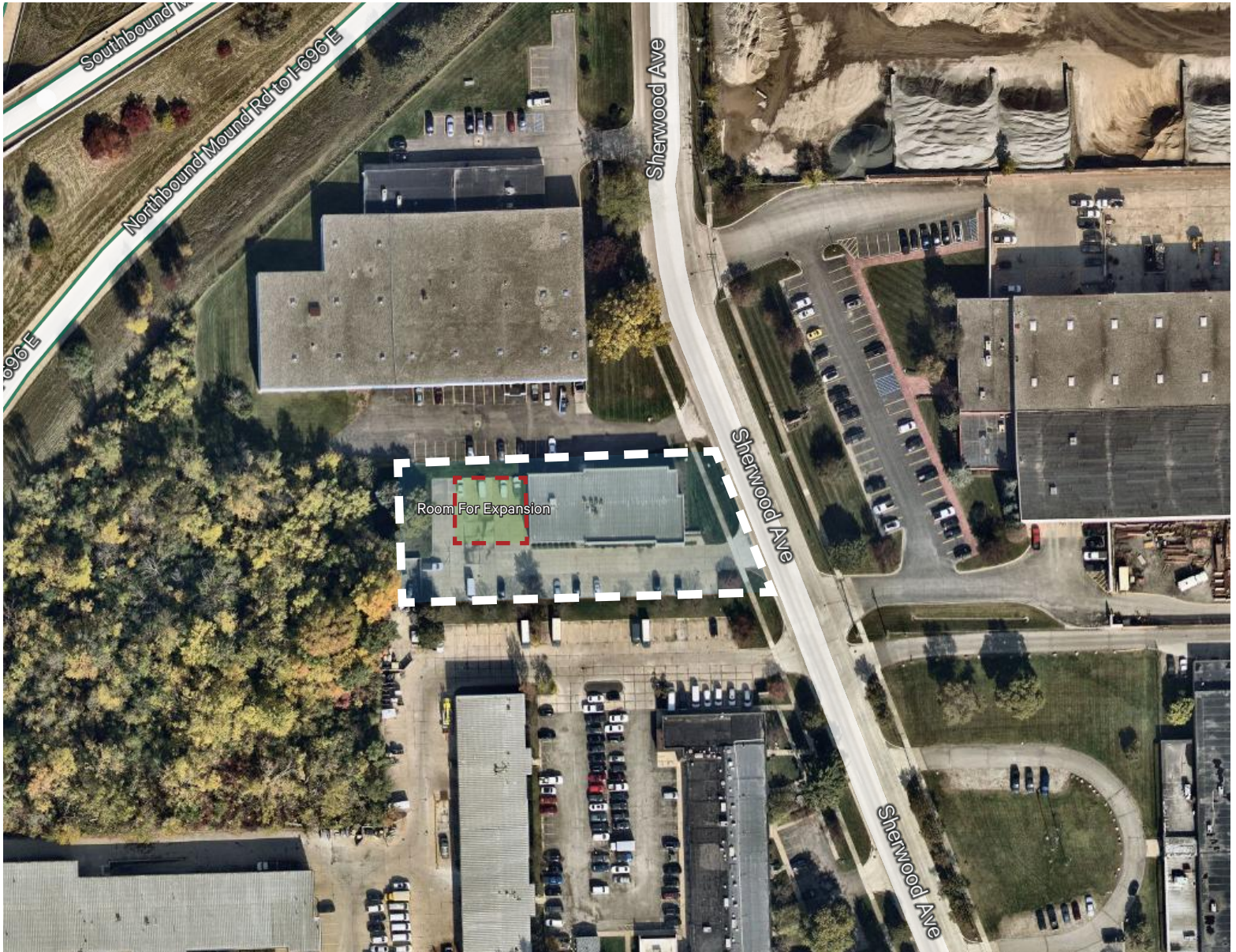
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For Lease

Property Aerial

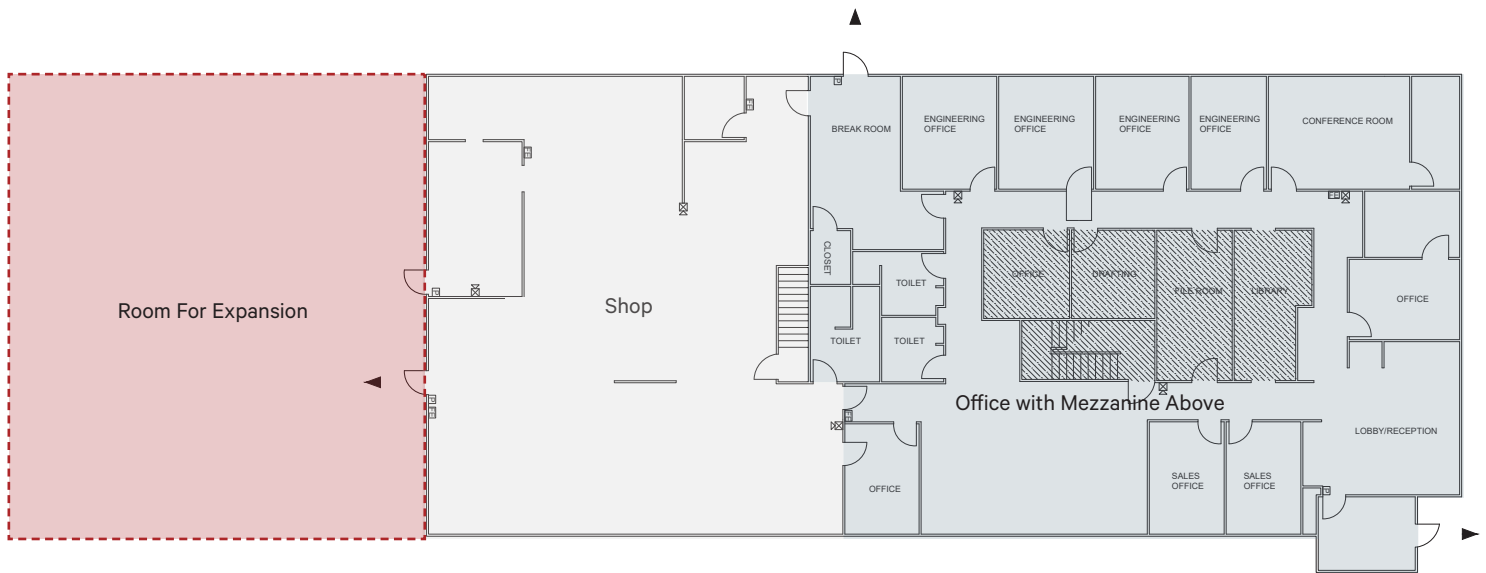


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Floor Plan



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Property Overview

- + County: Macomb
- + Total Building Size: 7,995 SF - 12,695 SF
- + Lease Rate: \$9.50/SF NNN
- + Zoning: C-3
- + Divisible (Min/Max): No
- + Taxes: \$2.00/SF (2023)

Year Built:	1993	Parking:	± 35
Total Available:	7,995 SF - 12,695 SF	Heat Type:	Fully Air Conditioned
Available Office:	+/- 4,700 SF - 9,400 SF	Power:	TBD
Available Shop:	+/- 3,300 SF - 7,000 SF	Security System:	Yes
Divisible:	No	Lighting:	LED
Acreage	0.872	Restrooms:	Ample
Construction:	Masonry	Grade Level Doors:	One (1)
Stories:	Two (2)	Truckwells / Docks:	None
Ceiling Height:	18' 6" - 21'	Cranes:	None
Sprinklers:	Yes	Rail:	None

Comments

- + Room for expansion
- + Compressor air lines and paint booth available
- + Main road frontage
- + Well maintained building

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