



# 42600 Merrill

Sterling Heights, MI 48314



## FOR LEASE

### Property Highlights

- 108,000sf which includes 5,700 of office area with concrete mezzanine
- Building totally refurbished in 2021
- 23' clear
- 6 exterior truckwells
- Entire site paved in 2021 for drop lot/truck and trailer parking
- Located near many of the Big Three assembly plants in the region

For information, please contact:

#### Jack Coury

Senior Managing Director  
t 248-372.2276  
jack.coury@nrmk.com

#### Bob Pagano

Senior Managing Director  
t 248-357-6576  
bob.pagano@nrmk.com

#### Chris Dowell

Senior Managing Director  
t 248-447-2717  
chris.dowell@nrmk.com

27725 Stansbury Blvd, Suite 300,  
Farmington Hills, MI 48334

[nrmk.com](http://nrmk.com)

# NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

## INDUSTRIAL – For Lease

42600 Merrill  
Sterling Heights, MI



Total Building Size: 108,000sf  
Total Available: 108,000sf  
Age: 1989  
Factory: 102,300sf  
Office: 5,700sf  
Zoned: M-2

**Lease Rate: \$7.95/sf NNN**  
**Monthly Lease Rate: \$71,550.00**  
**Taxes: \$0.96/sf (2023)**

## Property Details

Acreage:	10.52	Power:	4000A /3 phase 277/480V
Frontage:	492'	Buss:	Yes
Depth:	874'	Lights:	LED
Parking:	96	Truckwell:	6
Expandable:	Possible	Grade Door:	4
Storage:	Possible	Heating:	Air Rotation/New Cambridge Units
Clearance:	23'	A/C:	Offices
Bay Size:	60'	Sprinklered:	100% Ordinary Hazard
Lavatories:	4	Airlines:	Yes
Crane:		Compressor:	Possible
Underhook:		Floordrains:	Yes

## Additional Information:

Outstanding manufacturing facility. Entire building and parking lot were refurbished in 2021. Heavy power. 40' x 60' column spacing. Approximate 4,125 sf concrete mezzanine area. (4) 12' x 14' overhead doors. 6 exterior truck wells (dock door 9' wide). New roof in 2015. Building can be expanded an additional 120,000sf. Rail possible. Exhaust fans. 42'x25' CMM room. Located near many of the Big Three assembly plants in the region. Room to expand building by approximately 100,000 SF on vacant 3.5 acres to the west.

## Contact Information:

**Jack Coury**  
248-372-2276  
jack.coury@nrmk.com

**Bob Pagano**  
248-357-6576  
bob.pagano@nrmk.com

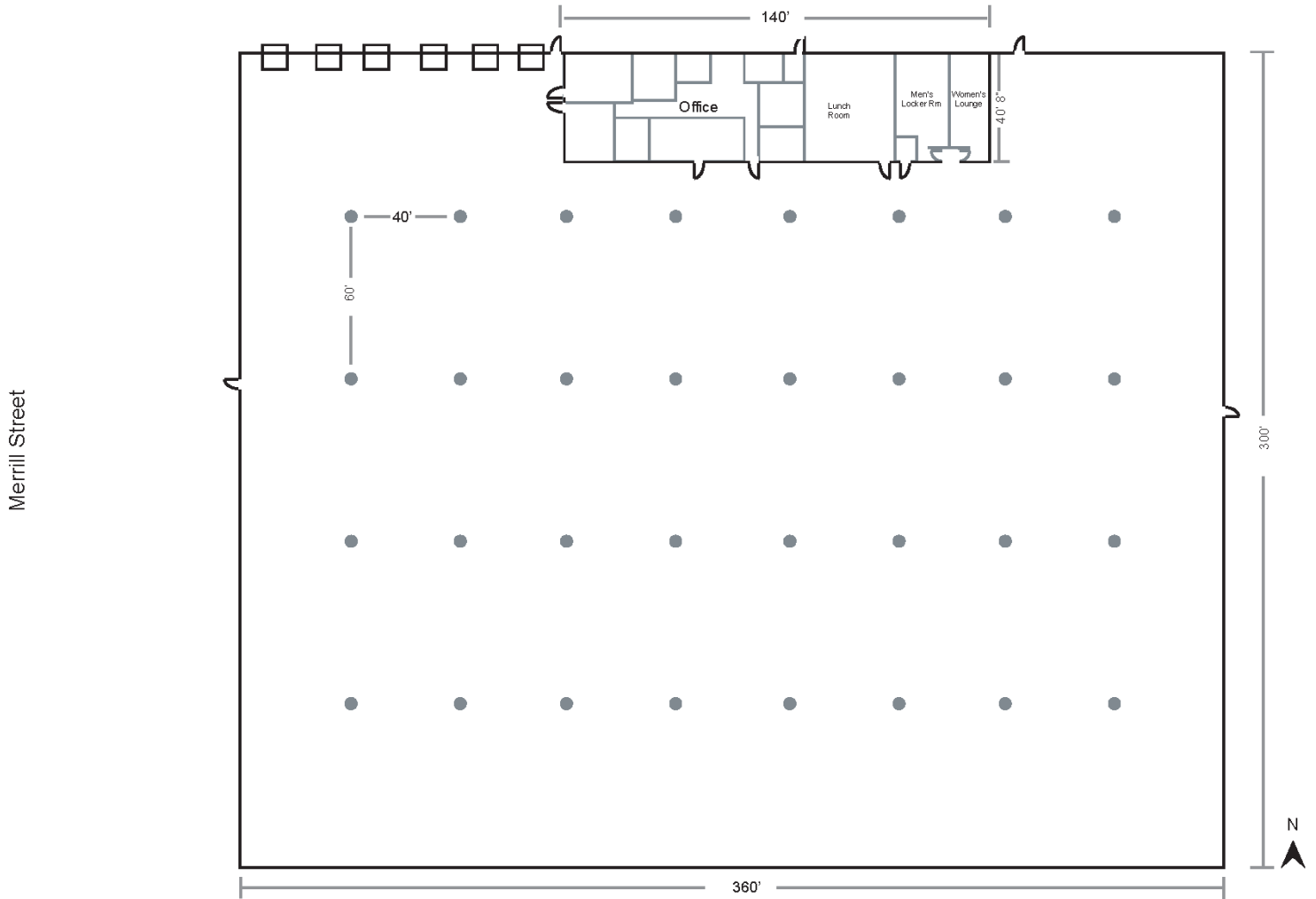
**Chris Dowell**  
248-447-2717  
chris.dowell@nrmk.com

# NEWMARK

# Floor Plan

42600 Merrill Street

## Floor Plan



### CONTACT

#### Jack Coury

Senior Managing Director  
t 248-372.2276  
jack.coury@nmrk.com

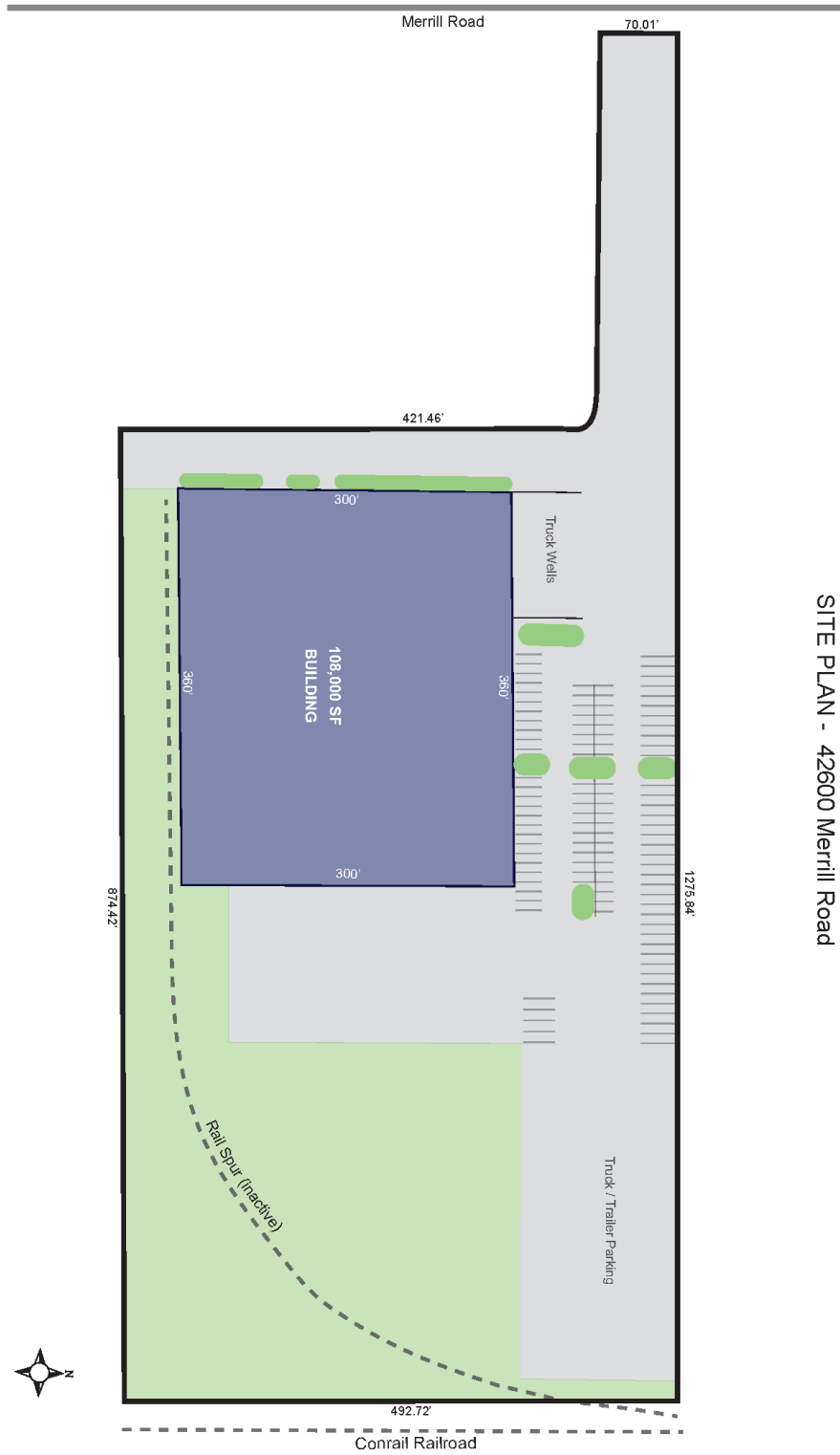
#### Bob Pagano

Senior Managing Director  
t 248-357-6576  
bob.pagano@nmrk.com

#### Chris Dowell

Senior Managing Director  
t 248-447-2717  
chris.dowell@nmrk.com

# NEWMARK



SITE PLAN - 42600 Merrill Road

**CONTACT**

**Jack Coury**  
 Senior Managing Director  
 t 248-372.2276  
 jack.coury@nmrk.com

**Bob Pagano**  
 Senior Managing Director  
 t 248-357-6576  
 bob.pagano@nmrk.com

**Chris Dowell**  
 Senior Managing Director  
 t 248-447-2717  
 chris.dowell@nmrk.com

