

FOR LEASE

2,125 SF Industrial Space

55840 Grand River Avenue
New Hudson, MI



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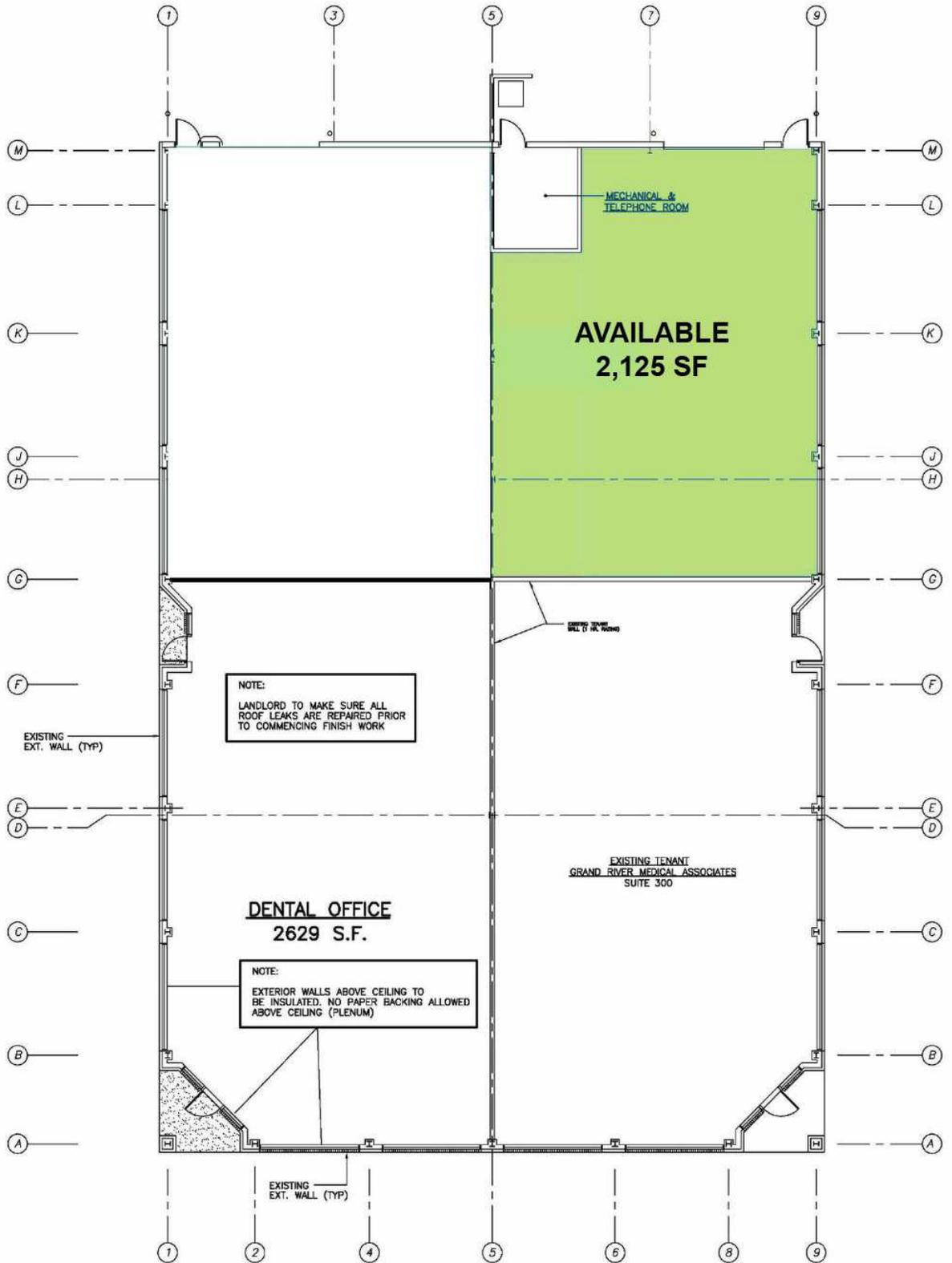


PROPERTY HIGHLIGHTS

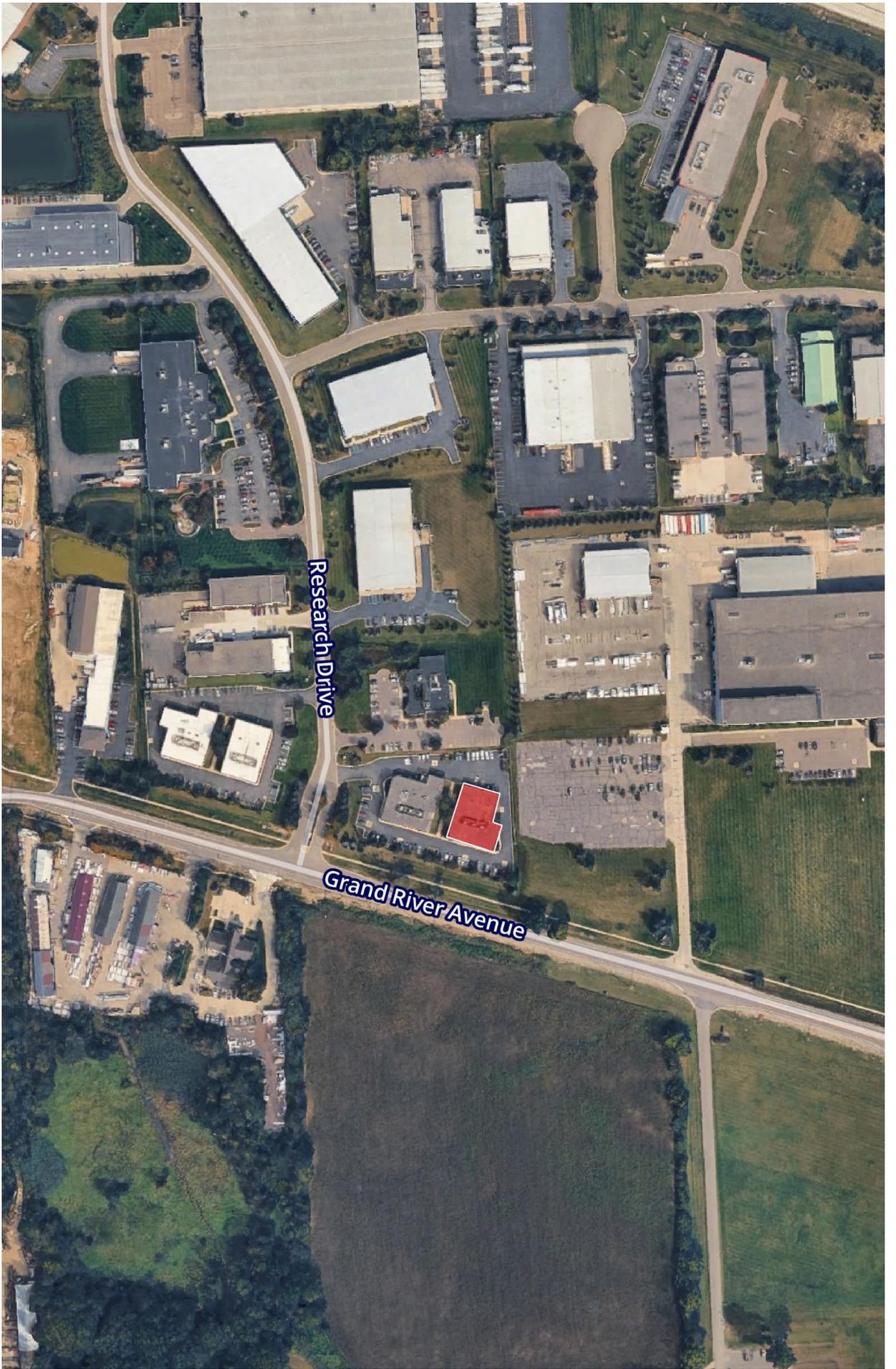
Lyon Industrial Research Centre is a newer construction industrial development in New Hudson, MI. There is currently a 2,125 SF warehouse space for lease. This unit features a 14' overhead door, 16' clear height, along with the convenience of AC and RO Research Office Zoning. Tailored for contractors, storage, or industrial users, the space boasts flexible lease terms and exceptional access to the I-96 freeway, ensuring efficient logistics.

- 2,125 SF Warehouse Space
- One 14' Overhead Door, 16' Clear Height, AC
- Zoned: RO - Research Office
- Perfect for Contractors, Storage, or Industrial Users

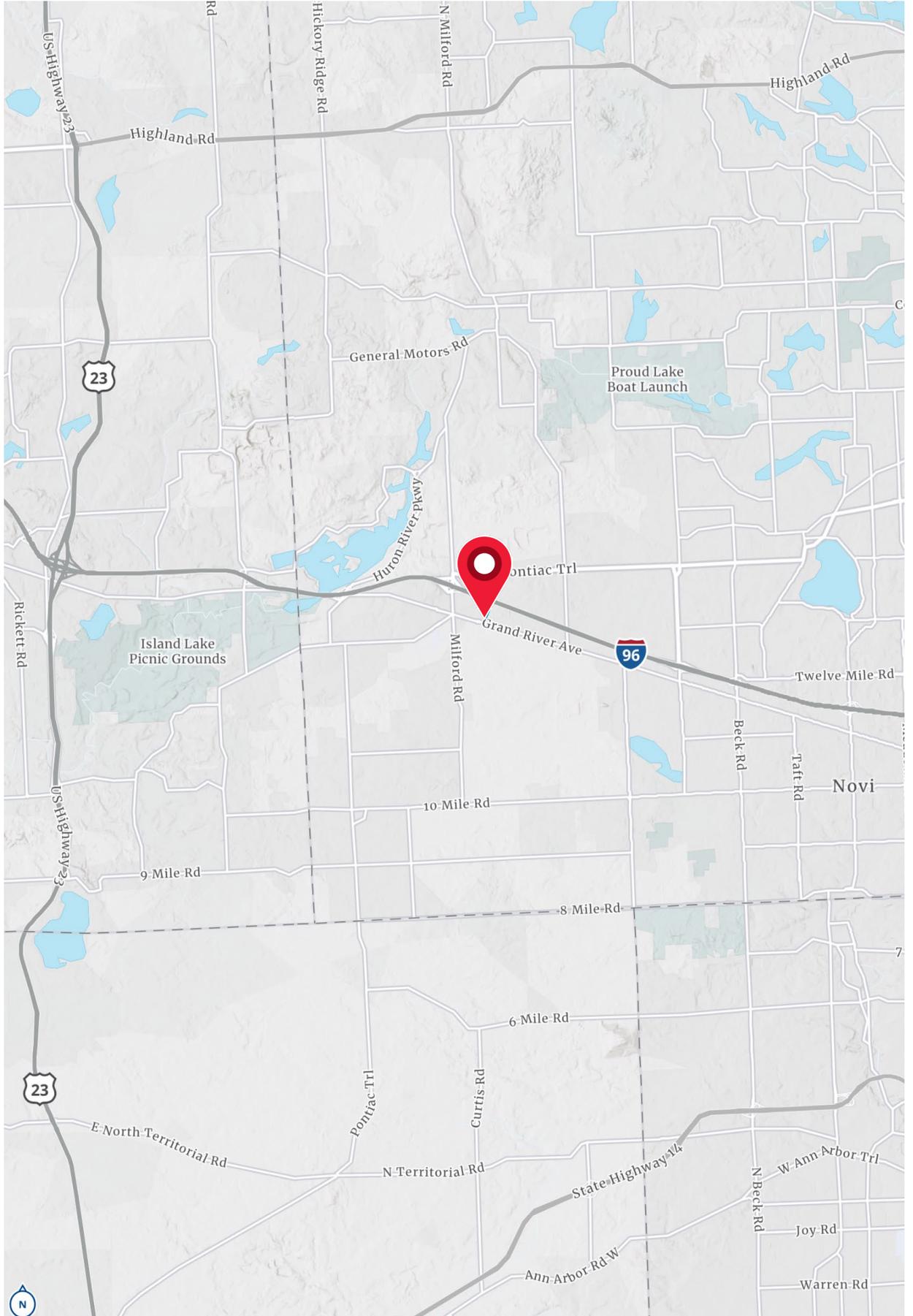
FLOOR PLAN



PROPERTY AERIAL



LOCATION MAP





Lease Rate \$ 11.00 SF / YR (Gross)

Building Size 9,618 SF

Available SF 2,125 SF

Acres 1.06 Acres

Year Built 2000

Zoning RO Research Office

Market Detroit

Submarket Central I-96 Corridor

Traffic Count 11,872

Property Type Industrial/Flex

Occupancy Immediate Available

Parking Spaces 30

Construction Type Block

Clear Height 16'

Overhead Doors (1) 14' Door

Truckwells/Docks None

AC Yes



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