

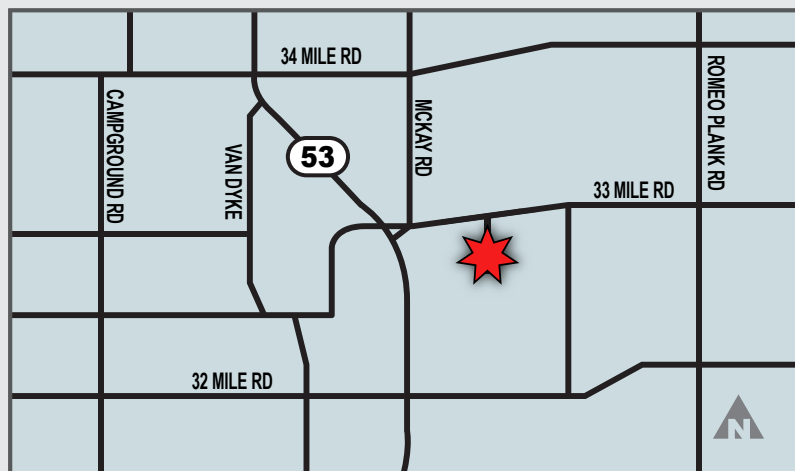
FOR LEASE

BRUCE INDUSTRIAL RANCH
BRUCE TWP., MICHIGAN



PROPERTY FEATURES

- 4,360 SF - 26,160 SF Available
- 333 SF Office or To Suit
- One 12' x 14' Overhead Door Per Unit
- 20' Clear Height
- Additional Outside Storage Available



FOR DETAILS CONTACT

Giancarlo Pinterpe
giancarlo.pinterpe@lee-associates.com
(248) 567-8003

Adriano Docaj
adriano.docaj@lee-associates.com
(248) 567-8010

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE

BRUCE INDUSTRIAL RANCH
BRUCE TWP., MICHIGAN



PROPERTY TYPE:	Warehouse
TOTAL SF:	26,160
OFFICE SF:	2,000
ZONING:	LI-1
PARCEL ID:	14-01-36-126-001 & 002
YEAR BUILT:	2026
CEILING HEIGHT:	20'
GRADE LEVEL DOORS:	6 12'x14'
HEATING TYPE:	Radiant tube

PROPERTY PRICING

TRANSACTION TYPE:	Lease
ASKING LEASE RATE:	\$13.95 PSF Gross

FOR DETAILS CONTACT

Giancarlo Pinterpe
giancarlo.pinterpe@lee-associates.com
(248) 567-8003

Adriano Docaj
adriano.docaj@lee-associates.com
(248) 567-8010

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

BRUCE INDUSTRIAL RANCH

BRUCE TWP., MICHIGAN



LOT 25
VACANT
ZONED LM

LOT 1

LOT 2

LOT 3

PROPOSED BUILDING

240.0'

110.0'

240.0'

30' FRONT SETBACK

BEAVER CREEK DRIVE
(66' WIDE R.O.W. - PRIVATE)

BENCHMARK #1
BENCHMARK #2

FOR DETAILS CONTACT

Giancarlo Pinterpe
giancarlo.pinterpe@lee-associates.com
(248) 567-8003

Adriano Docaj
adriano.docaj@lee-associates.com
(248) 567-8010

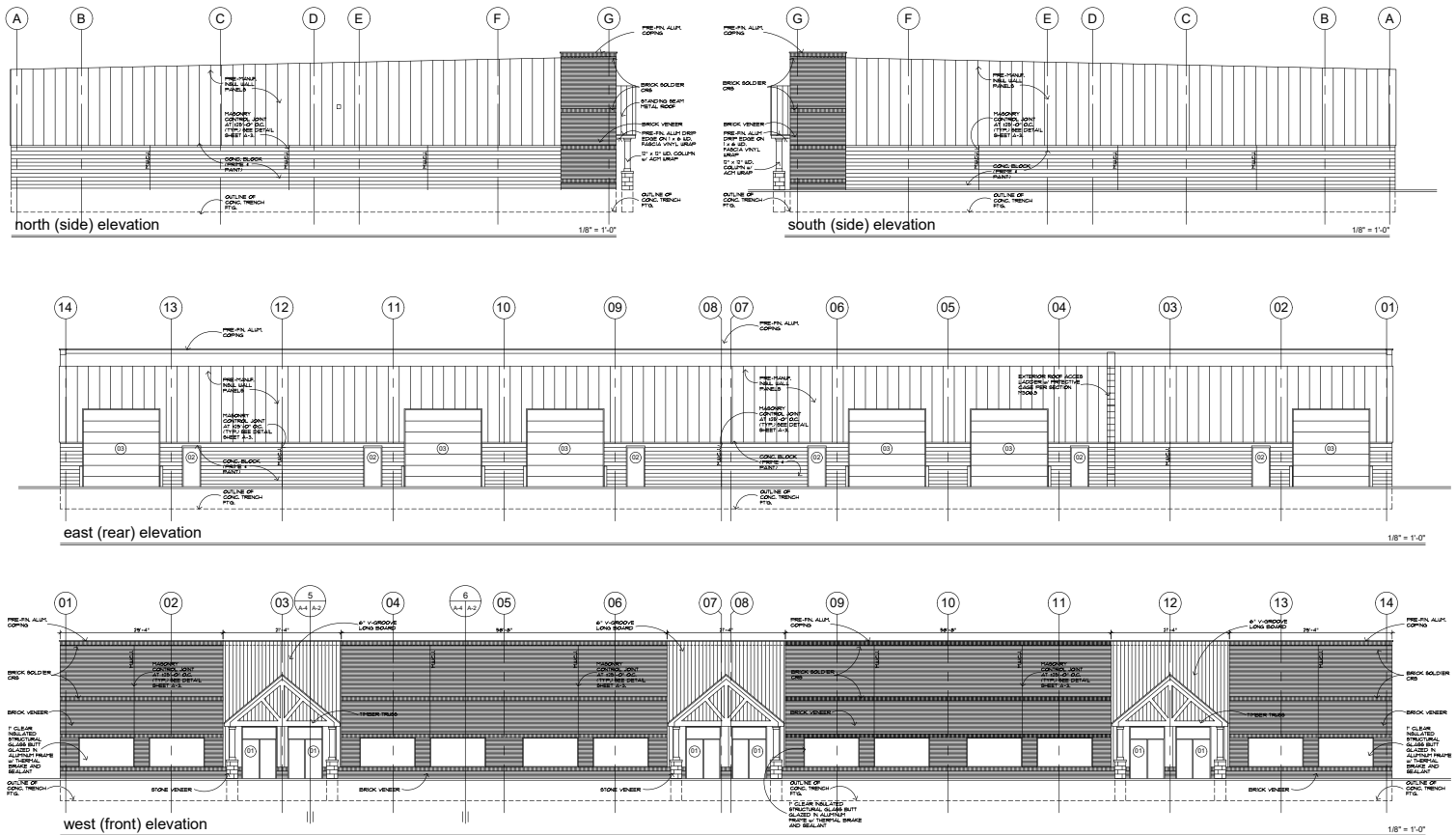
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE

BRUCE INDUSTRIAL RANCH

BRUCE TWP., MICHIGAN

ELEVATIONS



FOR DETAILS CONTACT

Giancarlo Pinterpe
giancarlo.pinterpe@lee-associates.com
(248) 567-8003

Adriano Docaj
adriano.docaj@lee-associates.com
(248) 567-8010

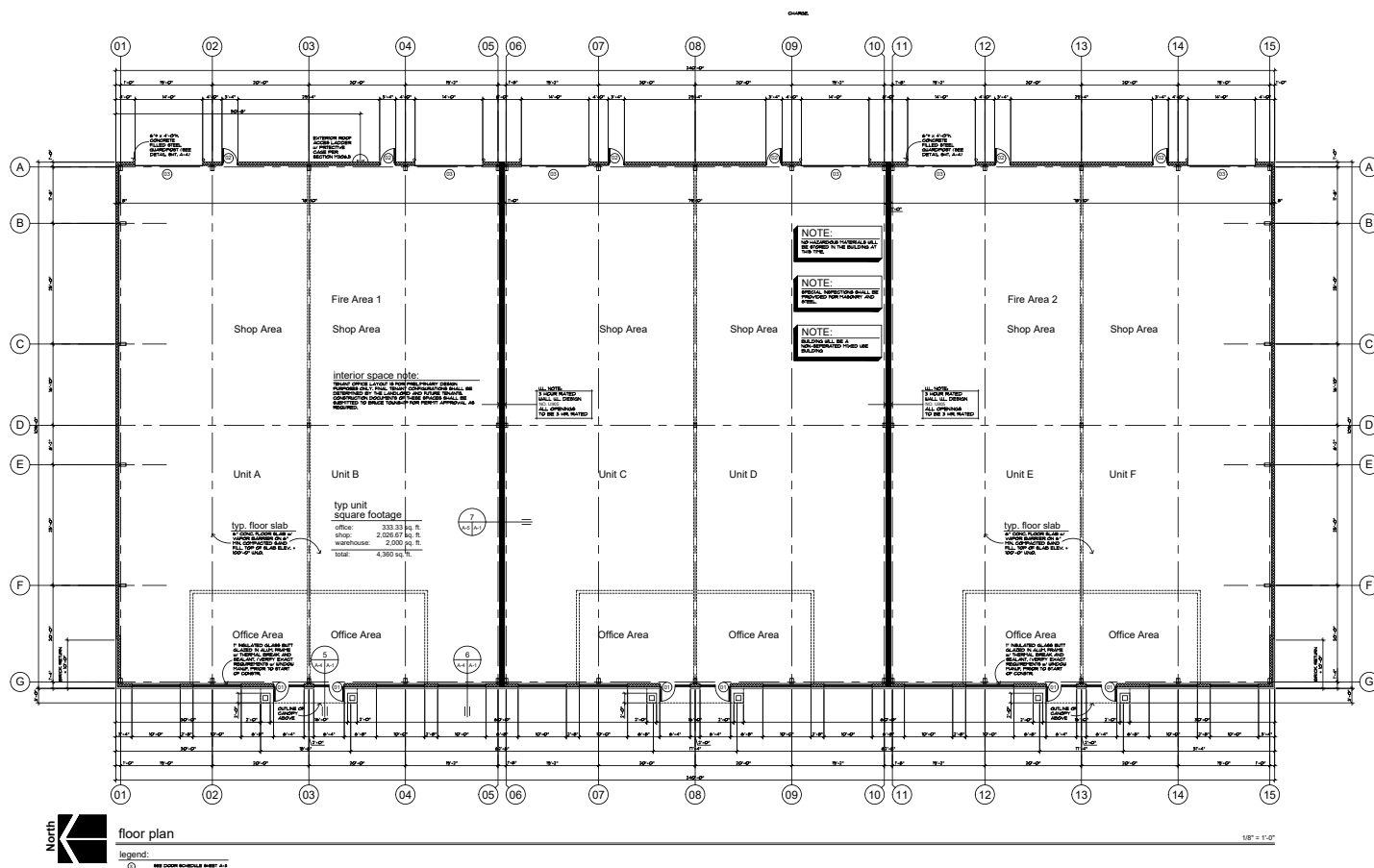
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE

BRUCE INDUSTRIAL RANCH

BRUCE TWP., MICHIGAN

FLOOR PLAN



FOR DETAILS CONTACT

Giancarlo Pinterpe
giancarlo.pinterpe@lee-associates.com
(248) 567-8003

Adriano Docaj
adriano.docaj@lee-associates.com
(248) 567-8010

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.