

# 15695-15721 Leone Dr

Macomb, MI

- 6,902 - 18,041 SF For Lease
- Duplex building offers sizes from 6,902 SF, 11,139 SF, & 18,041 SF
- Complete Refurbished Office & Shop Area
- Air Lines
- Buss Duct
- Exterior Truckwell

## INDUSTRIAL BUILDING FOR LEASE



15,766 SF of Factory



2,275 SF of Office



Exterior Truckwell



### FOR MORE INFORMATION:

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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

 **L. MASON CAPITANI**  
CORFAC INTERNATIONAL  
CELEBRATING 60 YEARS

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## Industrial Property Details:

### Details:

**Total SF:** 18,041 SF  
**Available SF:** 18,041 SF  
**Office SF:** 2,275 SF  
**Factory SF:** 15,766 SF  
**Zoning:** Industrial  
**Acres:** 1.48  
**Frontage:** 282'  
**Depth:** 228'  
**Expandable:** Yes  
**Intersection:** 23 Mile Rd/Hayes  
**X-Way Distance:** 2 Miles to M-53  
**Parking:** 42 Spaces  
**Year Built:** 1998  
**Year Renovated:** 2025

### Interior:

**Ceiling Height:** 19'  
**Bay Size:** 40'  
**Restrooms:** 4  
**Power Details:** 240V | 600 Amps  
**Lighting:** LED  
**Truckwells:** 1  
**Grade Door:** (2) 12'x14'  
**Heating:** Tube Radiant  
**A/C:** Office Only  
**Buss Duct:** Yes  
**Airlines:** Yes  
**Notes:** 15695 Leone Dr - Lease rate for 6,902 SF unit containing the truckwell, is \$9.95 SF NNN. 15721 Leone Dr - Rate quoted above is for entire building or 11,139 SF unit.

### Economic:

**Lease/SF:** \$7.95  
**Lease/Month:** \$11,952.16  
**Lease Terms:** NNN

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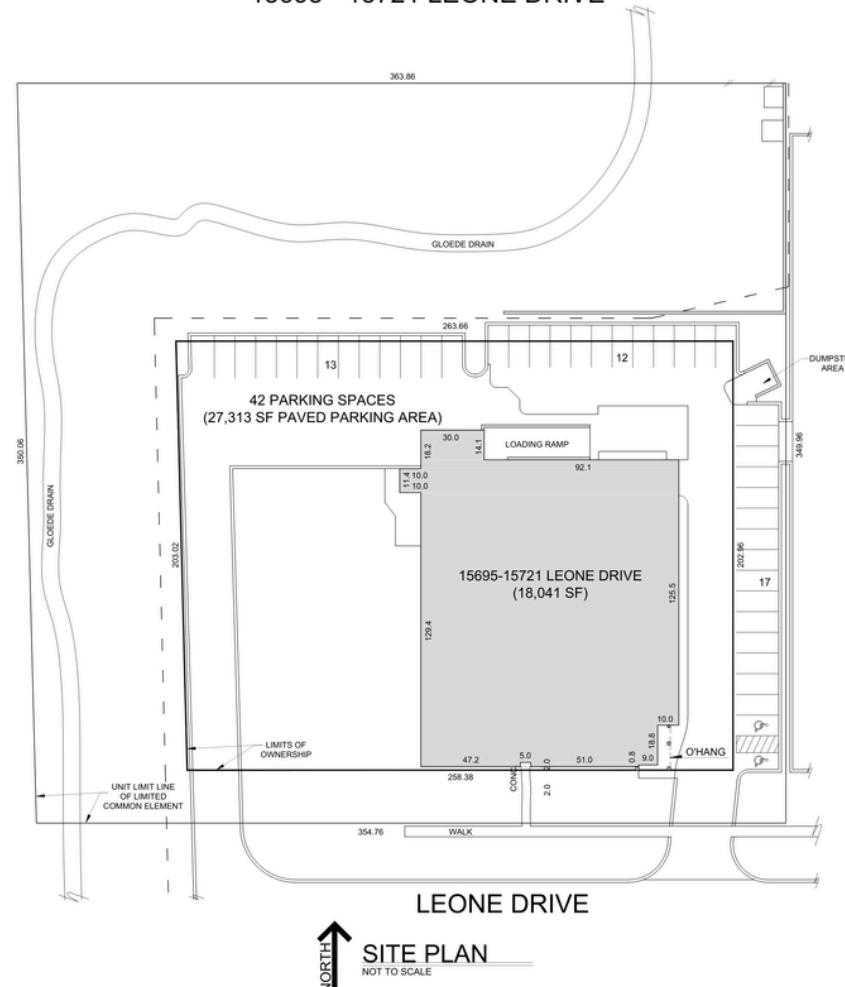
Macomb, MI



*Site Plan*

## LEONE INDUSTRIAL EXCHANGE

15695 - 15721 LEONE DRIVE



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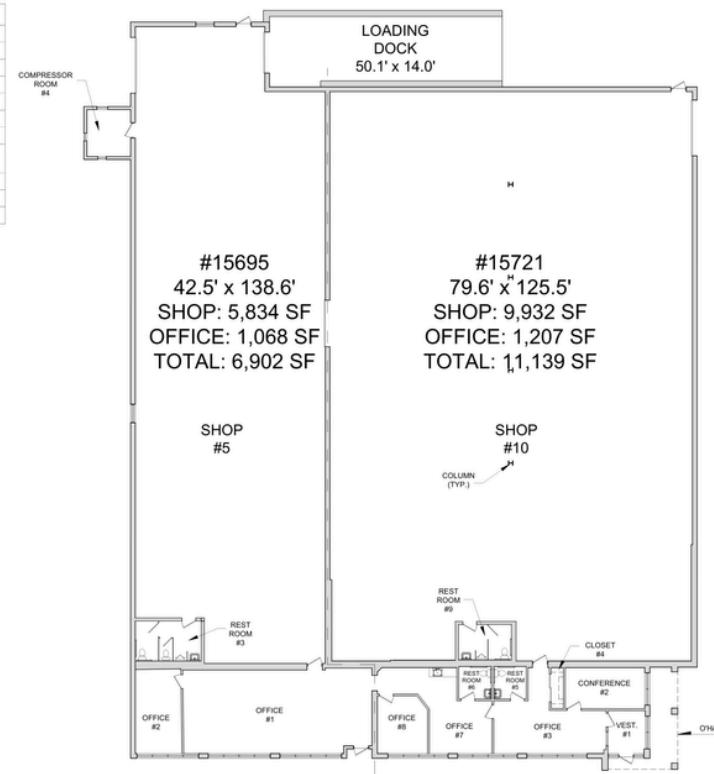


## Floor Plan

### LEONE INDUSTRIAL EXCHANGE

15695 - 15721 LEONE DRIVE

| #15695                 |                |          |
|------------------------|----------------|----------|
| ROOM                   | OFFICE SIZE    | AREA     |
| 1 - OFFICE             | 41.3' x 19.7'  | 223 SF   |
| 2 - OFFICE             | 11.4' x 20.0'  | 845 SF   |
| OFFICE TOTAL: 1,068 SF |                |          |
| SHOP                   |                |          |
| 3 - REST ROOM          | 15.9' x 9.9'   | 153 SF   |
| 4 - COMPRESSOR ROOM    | 10.0' x 11.4'  | 114 SF   |
| 5 - SHOP               | 42.5' x 138.5' | 5,567 SF |
| SHOP TOTAL: 5,834 SF   |                |          |
| #15695 TOTAL: 6,902 SF |                |          |



| #15721                  |                |          |
|-------------------------|----------------|----------|
| ROOM                    | SIZE           | AREA     |
| 1 - VESTIBULE           | 9.2' x 10.5'   | 97 SF    |
| 2 - CONFERENCE          | 18.4' x 9.8'   | 179 SF   |
| 3 - OFFICE              | 24.6' x 12.6'  | 323 SF   |
| 4 - CLOSET              | 3.0' x 9.8'    | 29 SF    |
| 5 - REST ROOM           | 7.5' x 7.8'    | 58 SF    |
| 6 - REST ROOM           | 7.6' x 7.8'    | 60 SF    |
| 7 - OFFICE              | 25.4' x 20.2'  | 307 SF   |
| 8 - OFFICE              | 11.6' x 13.6'  | 154 SF   |
| OFFICE TOTAL: 1,207 SF  |                |          |
| SHOP                    |                |          |
| 9 - REST ROOM           | 12.2' x 8.7'   | 107 SF   |
| 10 - SHOP               | 79.6' x 125.5' | 9,825 SF |
| SHOP TOTAL: 9,932 SF    |                |          |
| #15721 TOTAL: 11,139 SF |                |          |

NORTH ↑  
FIRST FLOOR PLAN  
NOT TO SCALE

NOTES:

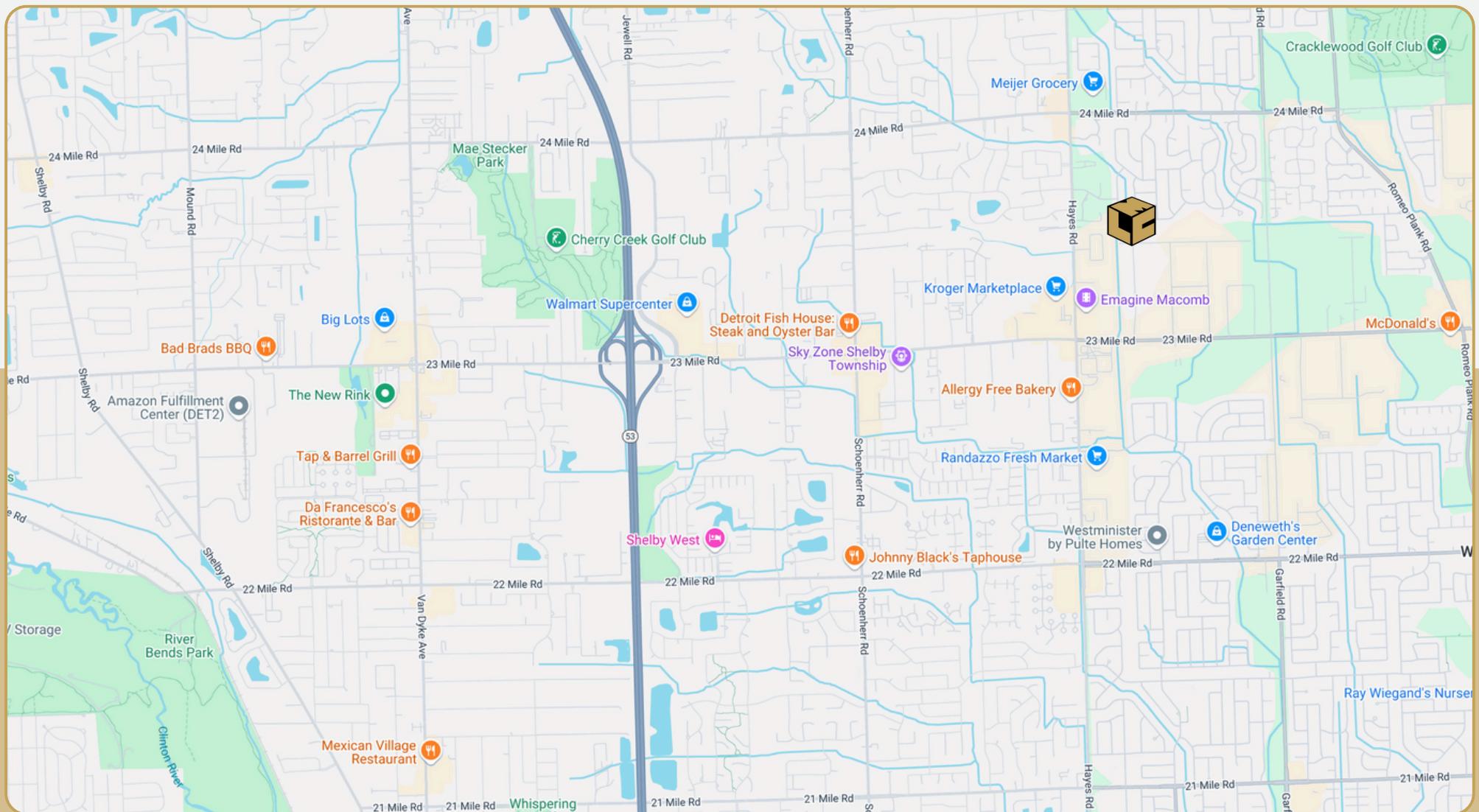
1. TENANT SPACE AREA CALCULATIONS WHERE EXISTING DEMISING WALLS ARE PRESENT: DETERMINED BY MEASUREMENT TO THE CENTER OF DEMISING WALLS/PARTITIONS AND TO THE EXTERIOR FACE OF EXTERIOR WALLS.
2. INTERIOR TENANT SPACE WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE AS SHOWN; FOR EXACT WIDTH AND DEPTH DIMENSIONS, EACH TENANT SPACE SHOULD BE MEASURED BY A QUALIFIED PROFESSIONAL.
3. THE ORIENTATION OF THE INDICATED NORTH ARROW MAY NOT BE 'TRUE NORTH', BUT IS SUBSTANTIALLY NORTH; AS SUCH, IT IS 'CALLED NORTH' AND IS NOT INTENDED FOR NAVIGATIONAL USAGE.
4. UNIT SIZES & AREA ARE APPROXIMATE.

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