

4658 S. CUSTER RD./M-50  
BLDG. C  
MONROE, MI 48161



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ASSOCIATES**  
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FULL-SERVICE COMMERCIAL REAL ESTATE

**INDUSTRIAL BUILDING FOR LEASE**  
20,000 Square Feet Available

**FLEX/(IOS) INDUSTRIAL OUTDOOR STORAGE**

**NEW 14' X 14' DOOR**



**VIEW  
VIDEO**

## GENERAL INFORMATION

### AVAILABLE SPACE

	SIZE	RATE
<b>Building</b>	20,000 SF	\$5.25/SF (NNN)
<b>IOS Lot/Build-to-Suit</b>	Up to 10 AC	ISO – TBD/BTS – TBD

Number of Stories: 1

Year Constructed: 2000 – front bldg. 1980's – back bldg.

Condition: Good

Acreage: 30.3

Land Dimensions: Approx. 1,000' wide x 1,250' deep (irregular)

Closest Cross Street: Strasburg Road

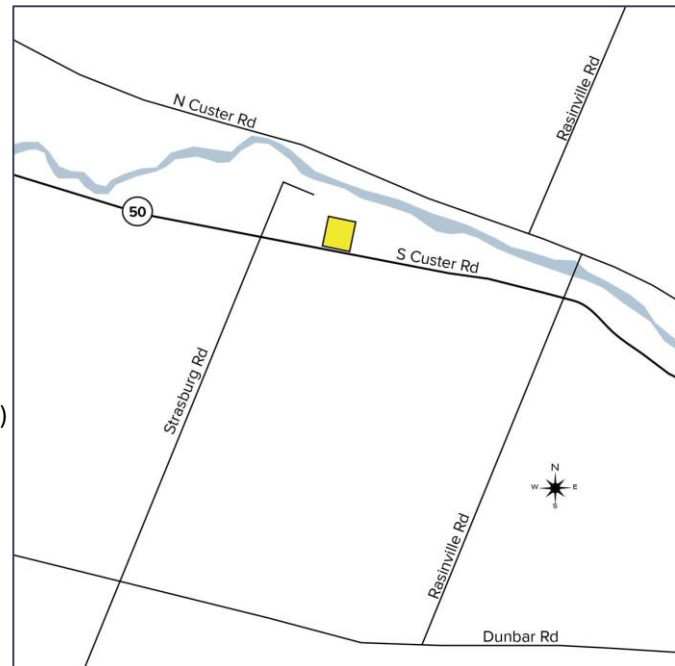
County: Monroe

Zoning: C-2 Raisinville Twp.

Parking: 35+ spaces & common area

Curb Cuts: 1

Street: M-50 – 2 lane, 2 way



For more information, please contact:

**KEENAN FIELDS, SIOR**  
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### BUILDING SPECIFICATIONS

Office Space:	850 SF
Shop Space:	19,150 SF
Exterior Walls:	Concrete/block/steel
Structural System:	Steel – clear span/concrete
Roof:	Standing seam/built-up
Floors/Coverings:	6" concrete
Ceiling Height:	14' to 20' clear
Lighting:	LED
Heating:	Suspended gas/radiant heat
Air Conditioning:	Central AC in office
Power:	200-amp 120/208V 3 phase 400-amp 480V 3 phase
Security System:	At tenant's request
Restrooms:	2
Overhead Doors:	1 – 14' x 14' overhead door 2 – 10' x 10' covered entry/grade door
Truck Well/Dock:	1 – 8' x 8' truck well along with 3 covered loading docks
Sprinklers:	No
Signage:	On directory & additional (within reason)
Floor Drains:	No

### UTILITIES

Electric:	DTE
Gas:	Michigan Gas Utilities
Water:	City of Monroe
Sanitary Sewer:	Leach Bed
Storm Sewer:	Raisinville River

### BUILDING INFORMATION

Occupancy Date:	Vacant
Sign on Property:	Yes
Key Available:	See listing agent

### 2024 REAL ESTATE TAXES

TD:	58
Parcel:	13-128-107-10

### LEASE DETAILS

Term:	Minimum of 5 years
Security Deposit:	Negotiable (based on credit)
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities: NNN Charges – estimated at \$1.20 per sq. ft.	

### Comments:

- Flex/manufacturing space on M-50 between US-23 and I-75.
- Rarely available building with 1 truck well along with 3 covered outdoor loading docks and 2 covered grade doors.
- Approximately 15 minutes or 9 miles to I-75; 12.5 miles to US-23/via M-50.
- Additional acreage available for outside storage.
- New 14' x 14' overhead door for truck access.
- 75' x 45' (3,375 SF) of covered area next to the building.

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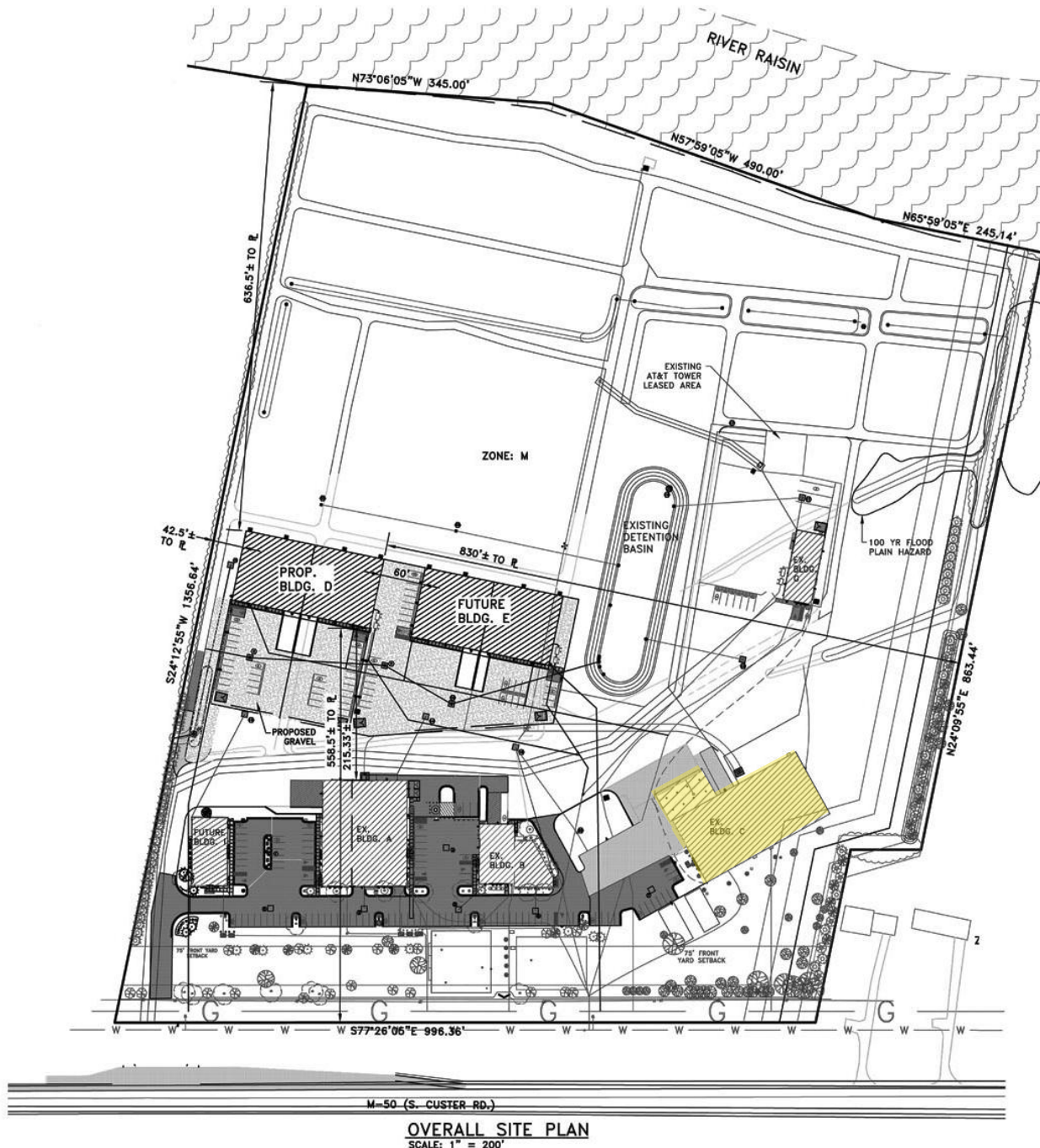
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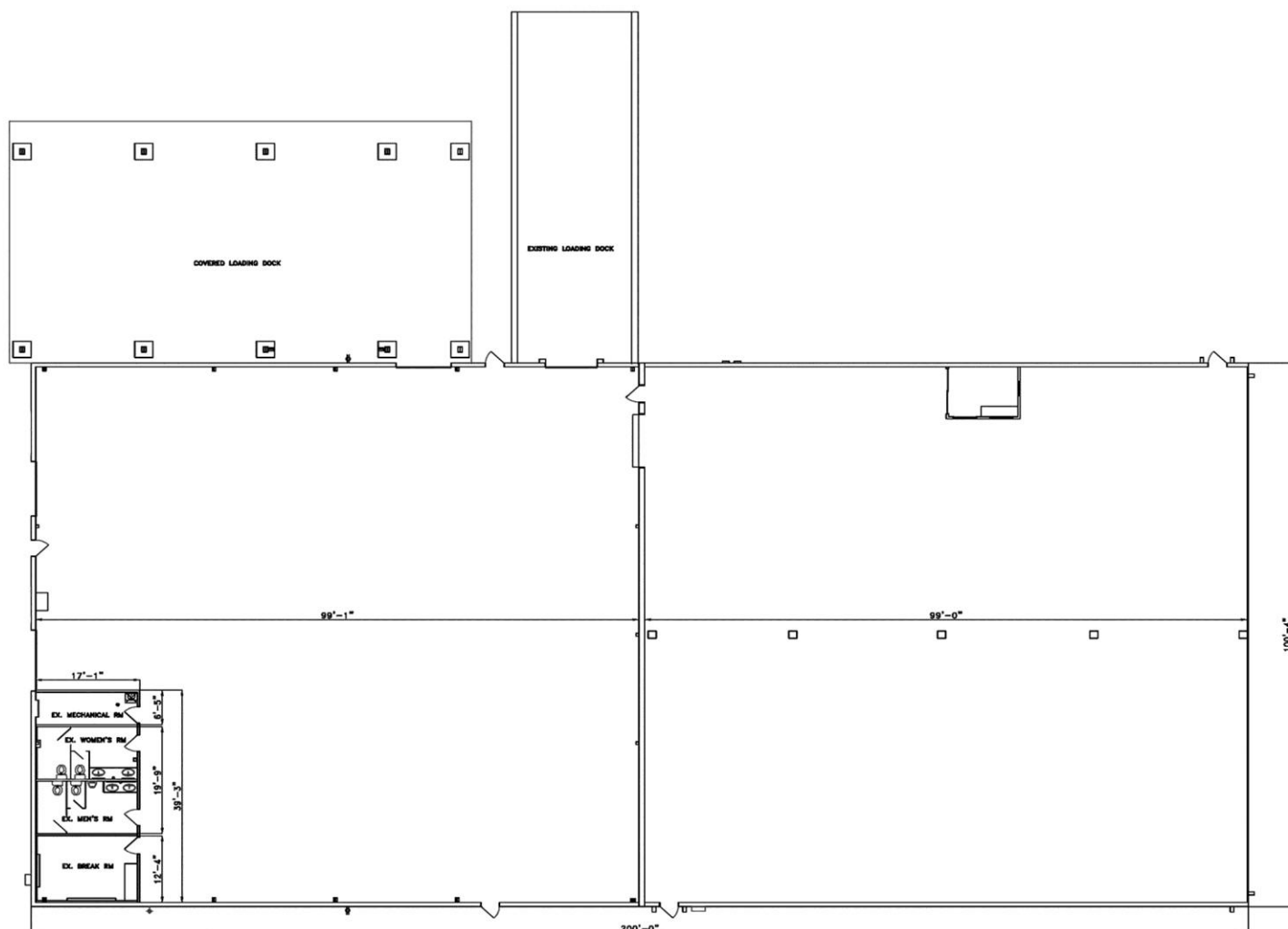
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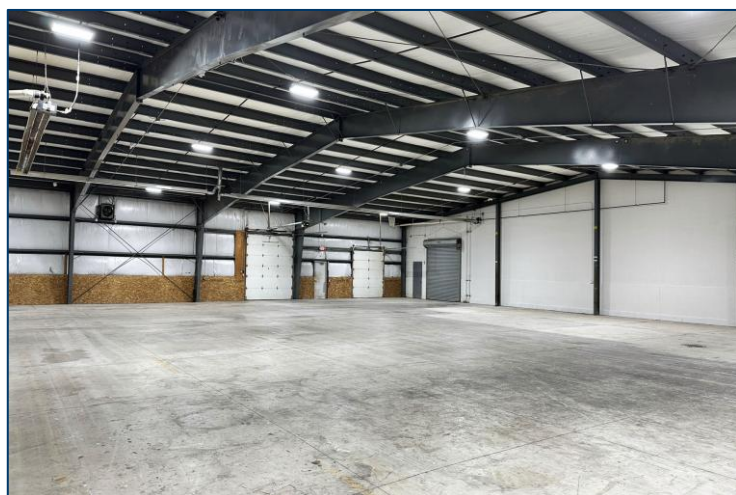
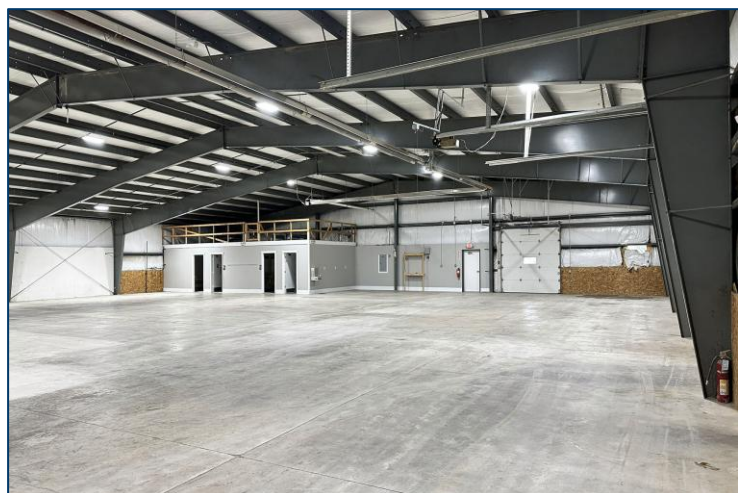
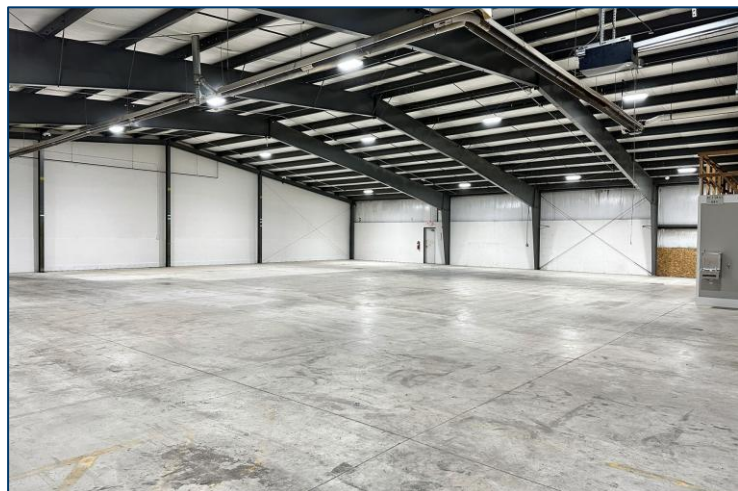
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Site Overview



Looking Southeast from River Raisin



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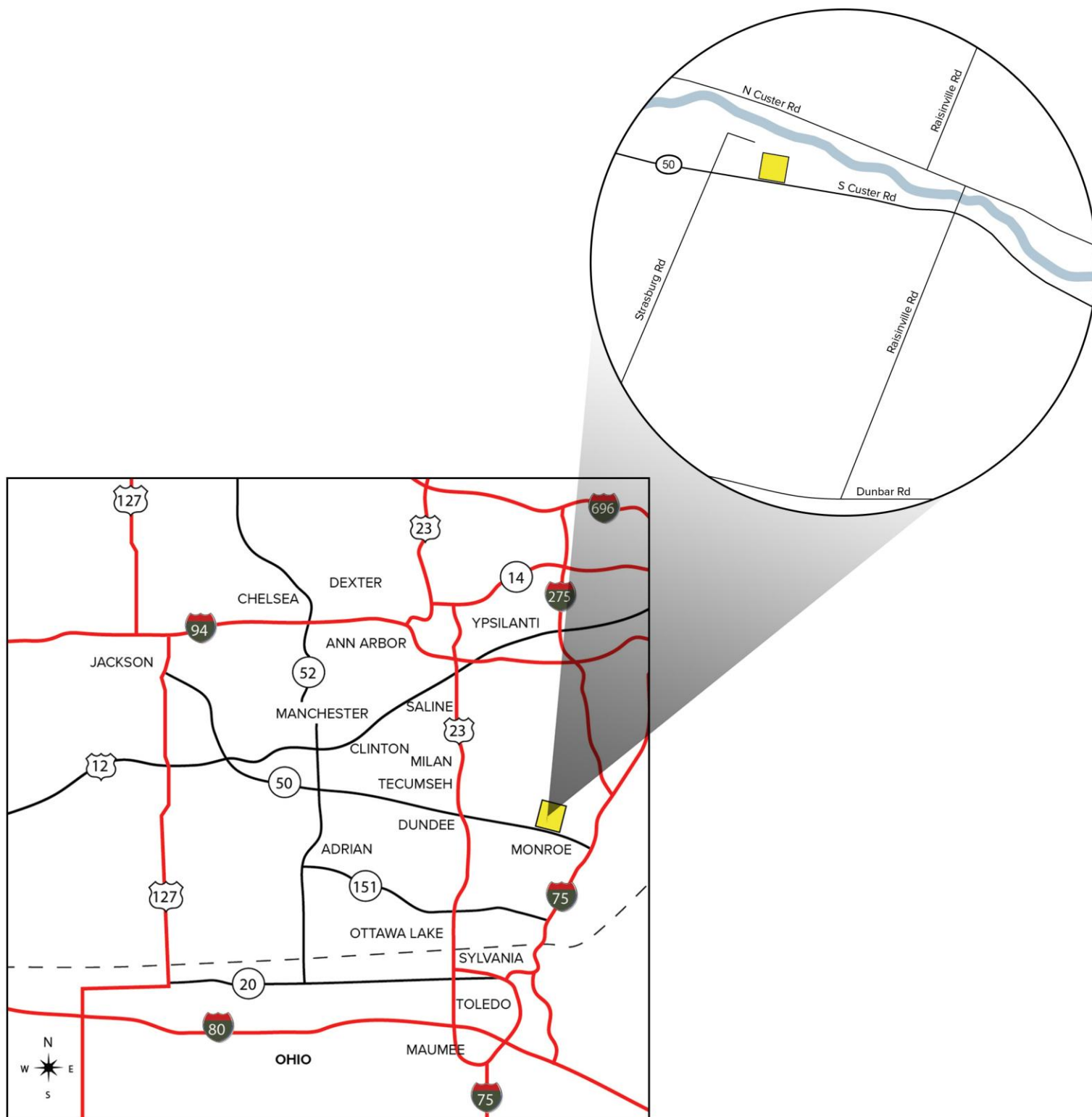
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