

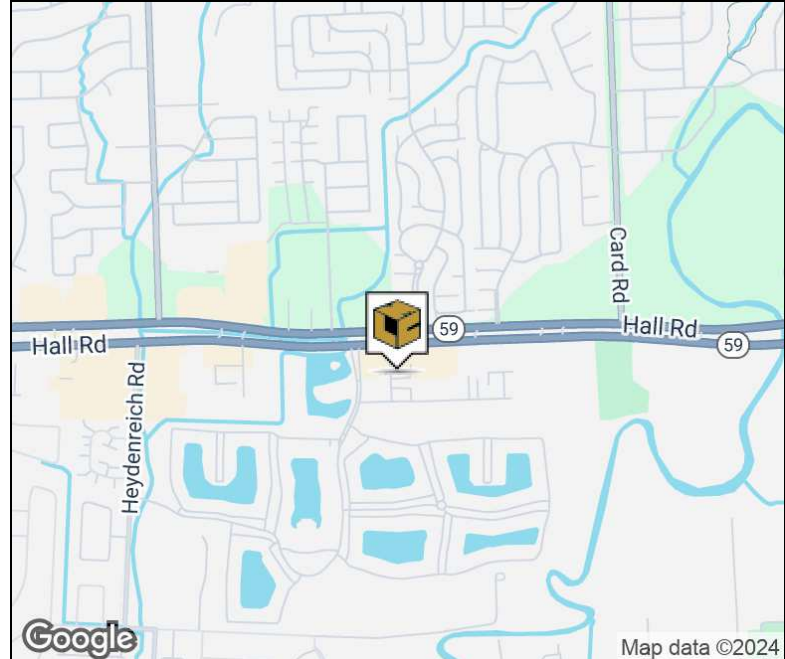
PROPERTY FOR LEASE

44840 Trinity Dr
Clinton Township, MI 48038



Property Highlights

- 5,494 SF Available For Lease
- 16' Clear Height Warehouse Space
- 12'x16' Overhead Door
- Clear Span Warehouse
- Close Proximity to I-94



FOR MORE INFORMATION:

Jack Stanley
Sales Associate
248.637.3529
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CONNECT WITH US

248.637.9700 | www.LMCap.com

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

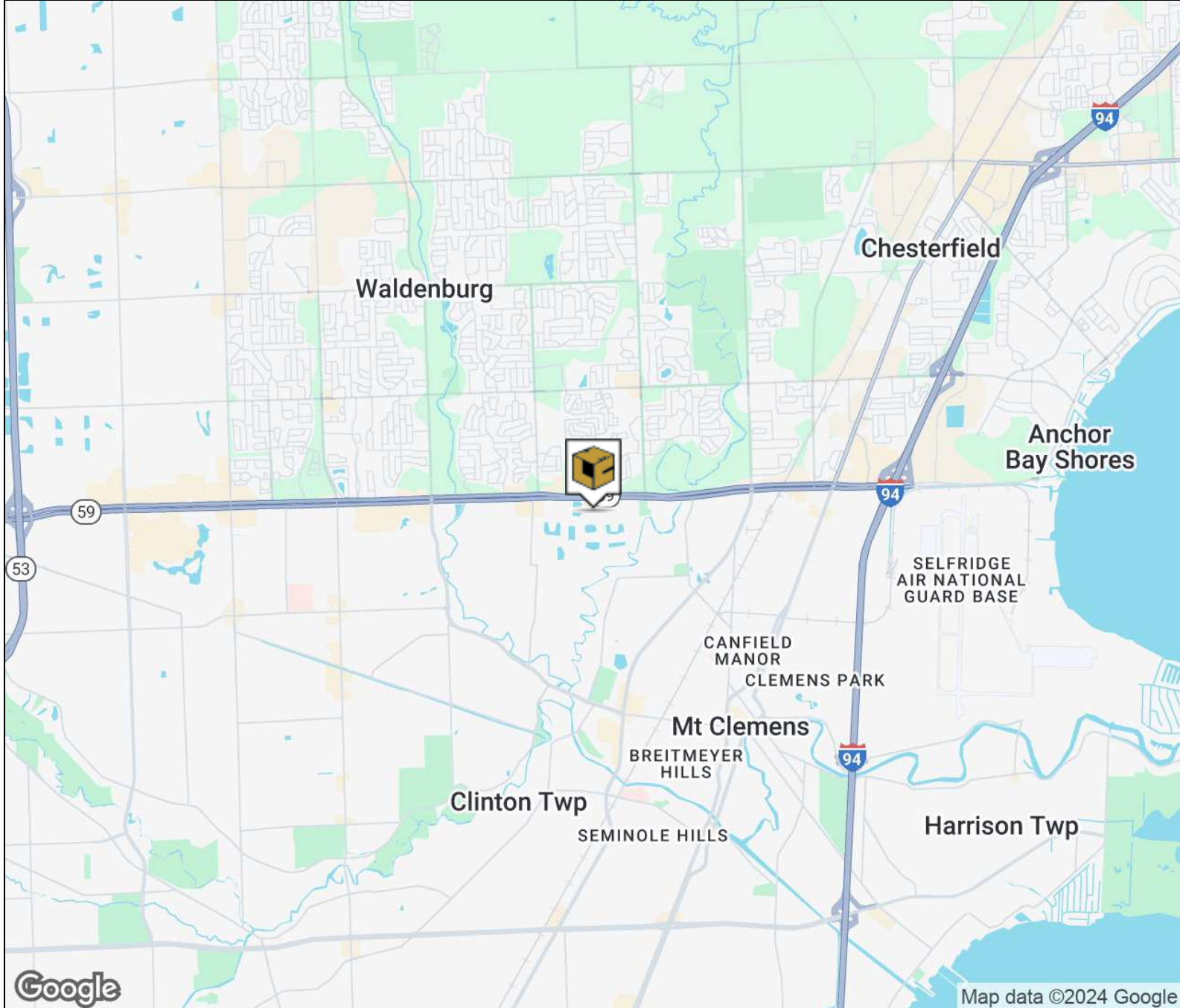
PROPERTY FOR LEASE

44840 Trinity Dr
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L. MASON CAPITANI
CORFAC INTERNATIONAL

LOCATION MAP



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INDUSTRIAL PROPERTY DETAILS

Lease Rate	\$10.90 SF/yr NNN
Monthly Rate	\$4,990.38
Taxes	\$1.81/SF

Building Information

Building Size	13,024 SF
Available SF	5,494 SF
Factory SF	4,585 SF
Office Space	909 SF
Year Built	1981
Year Last Renovated	2021
Tenancy	Multiple
Number of Grade Level Doors	1
Overhead Door Size	12'x16'
Fire Suppression	Yes
Bay Size	40'
Ceiling Height	16 ft
Minimum Ceiling Height	16 ft
Column Space	Clear Span
Power Description	240V 400 Amps
Rail Access	N/A
Number of Parking Spaces	15
Heating	Tube Radiant
A/C	Office Only
Restrooms	2
Lighting	LED

Location Information

Street Address	44840 Trinity Dr
City, State, Zip	Clinton Township, MI 48038
County	Macomb
Side of Street	East
Nearest Highway	M-59

Property Information

Property Type	Light Industrial
Zoning	I-1
Property Subtype	Manufacturing
Lot Size	1.02 Acres
APN #	16-11-03-102-008
Lot Frontage	200 ft
Lot Depth	220 ft
Site Description	E of Heydenreich, S of Hall Road, on the E side of Trinity Drive.

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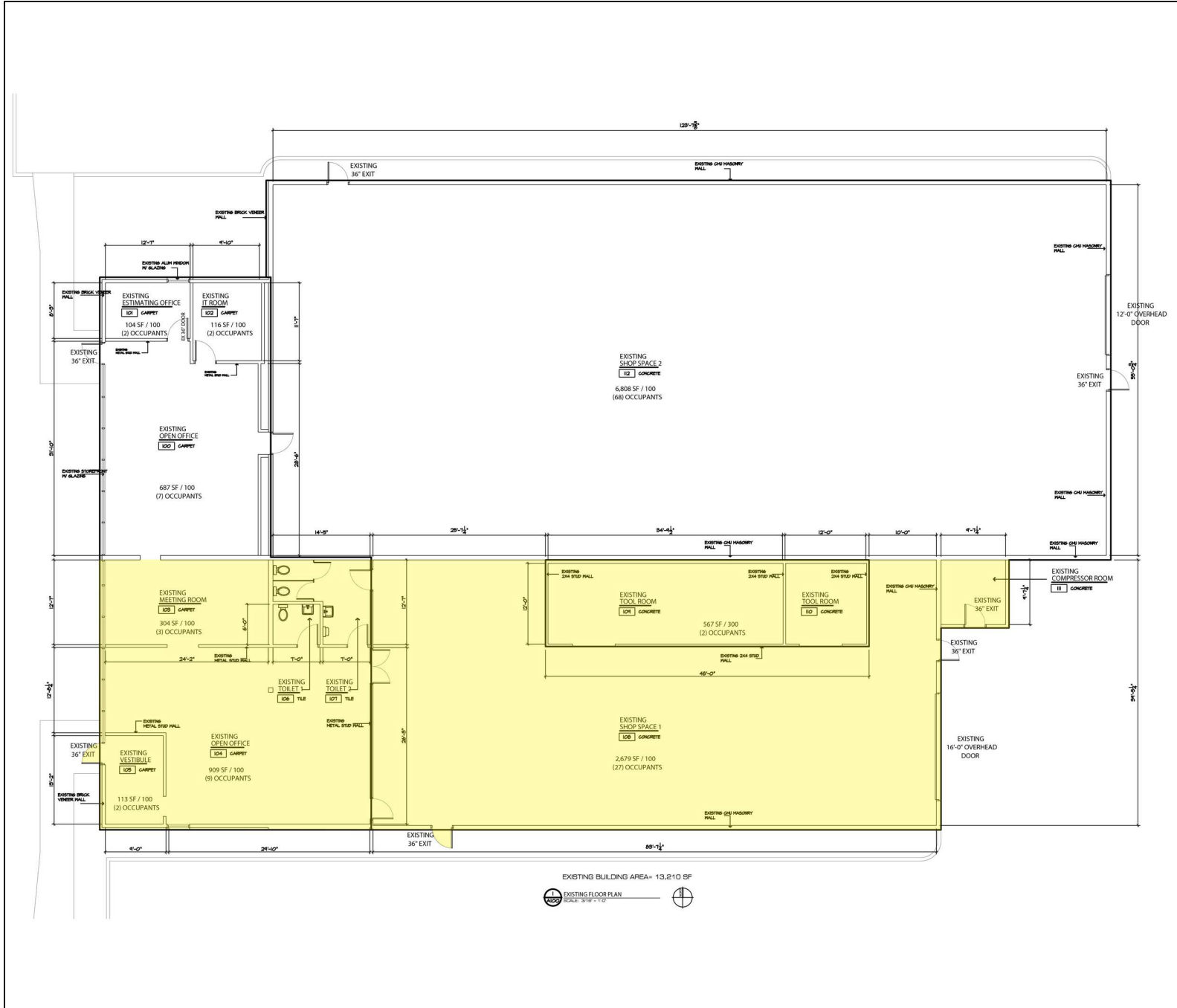
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SITE PLAN



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ADDITIONAL PHOTOS



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