

# 51027-51045 Industrial Dr

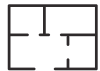
Macomb Township, MI

- New Construction with Later 2025 Delivery
- Multi-Tenant Facility At Corner of 23 Mile and Industrial Dr
- Four Units Ranging From 4,709 to 5,630 Sq Ft
- Units Can Be Combined
- Finished to Suit Tenant's Specifications

## INDUSTRIAL BUILDING FOR LEASE



First Class Construction



As Proposed Approximately 20% Office



12'x14' Grade Level Doors



### FOR MORE INFORMATION:

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**L. MASON CAPITANI**

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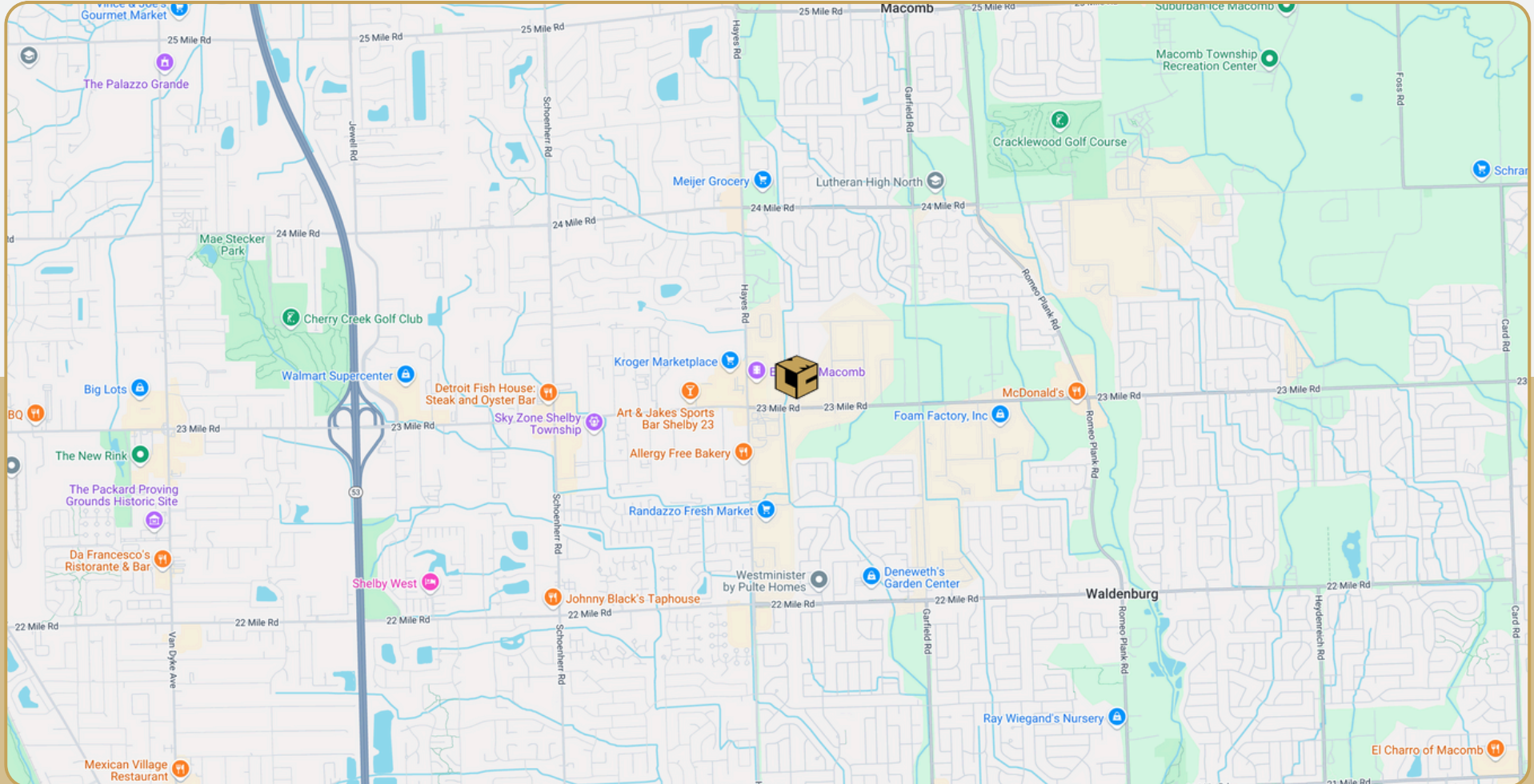
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## Industrial Property Details:

### Details:

<b>Total SF:</b>	20,687 SF
<b>Available SF:</b>	20,687 SF
<b>Office SF:</b>	1,071 SF - 4,284 SF
<b>Factory SF:</b>	3,638 SF - 16,403 SF
<b>Zoning:</b>	M1
<b>Intersection:</b>	23 Mile and Hayes Rd
<b>X-Way Distance:</b>	2 Miles to M-53
<b>Parking:</b>	Up to 58 Spaces
<b>Year Built:</b>	2025
<b>Outside Storage:</b>	No
<b>Occupancy:</b>	Late 2025

### Interior:

<b>Ceiling Height:</b>	20'-6" to 22'
<b>Bay Size:</b>	50'
<b>Restrooms:</b>	2 - 8
<b>Power:</b>	240V
<b>Lighting:</b>	LED
<b>Truckwells:</b>	No
<b>Crane:</b>	Possible
<b>Grade Door:</b>	(1-4) 12'x14'
<b>Heating:</b>	Radiant Tube
<b>A/C:</b>	Office Only
<b>Sprinklered:</b>	No
<b>Floor Drains:</b>	No
<b>Notes:</b>	Finish To Suit. Rate Includes Taxes and Insurance.

### Economic:

<b>Lease S/F:</b>	\$12.95
<b>Lease Terms:</b>	Modified Gross
<b>Taxes:</b>	TBD

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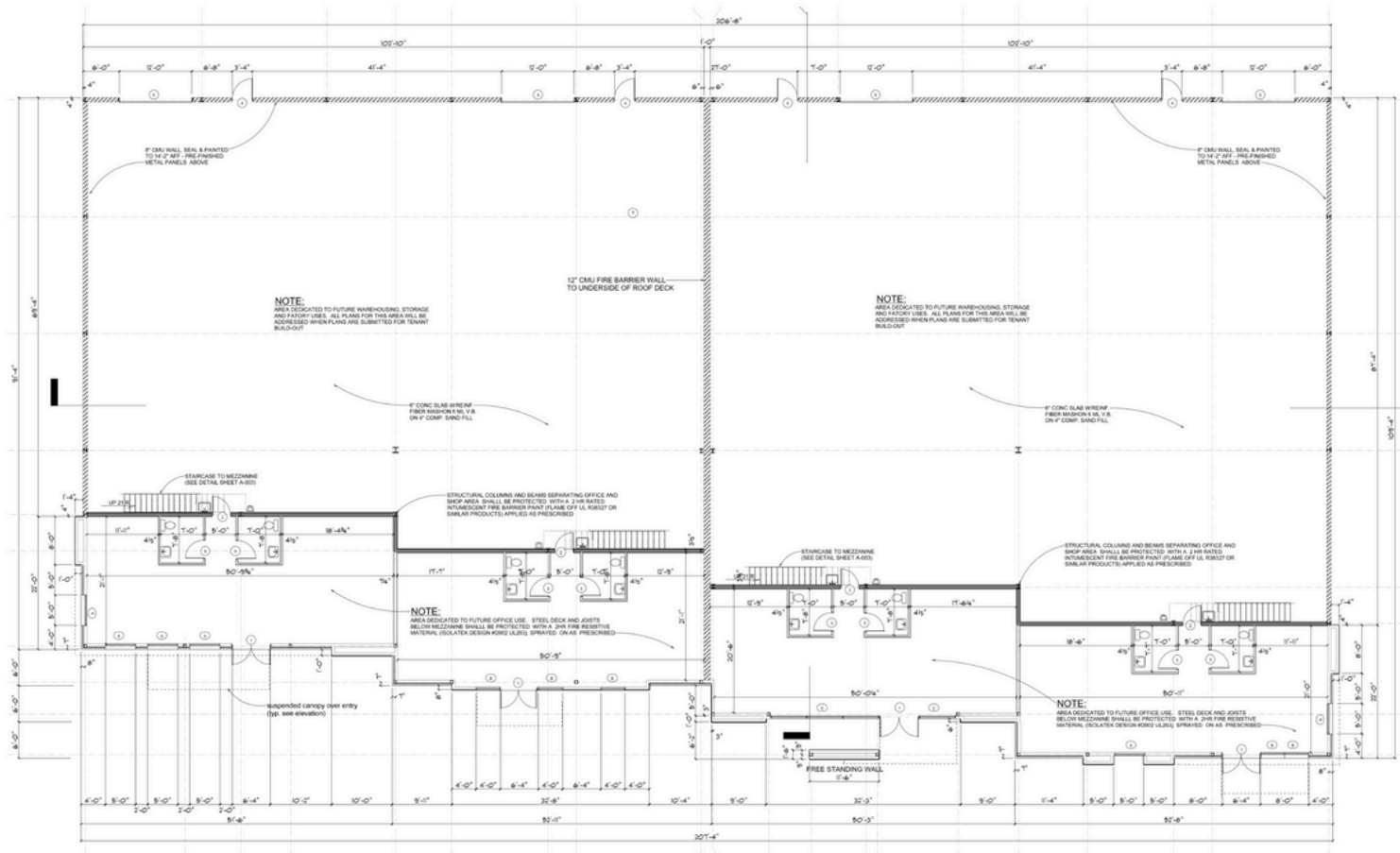


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## Floor Plan



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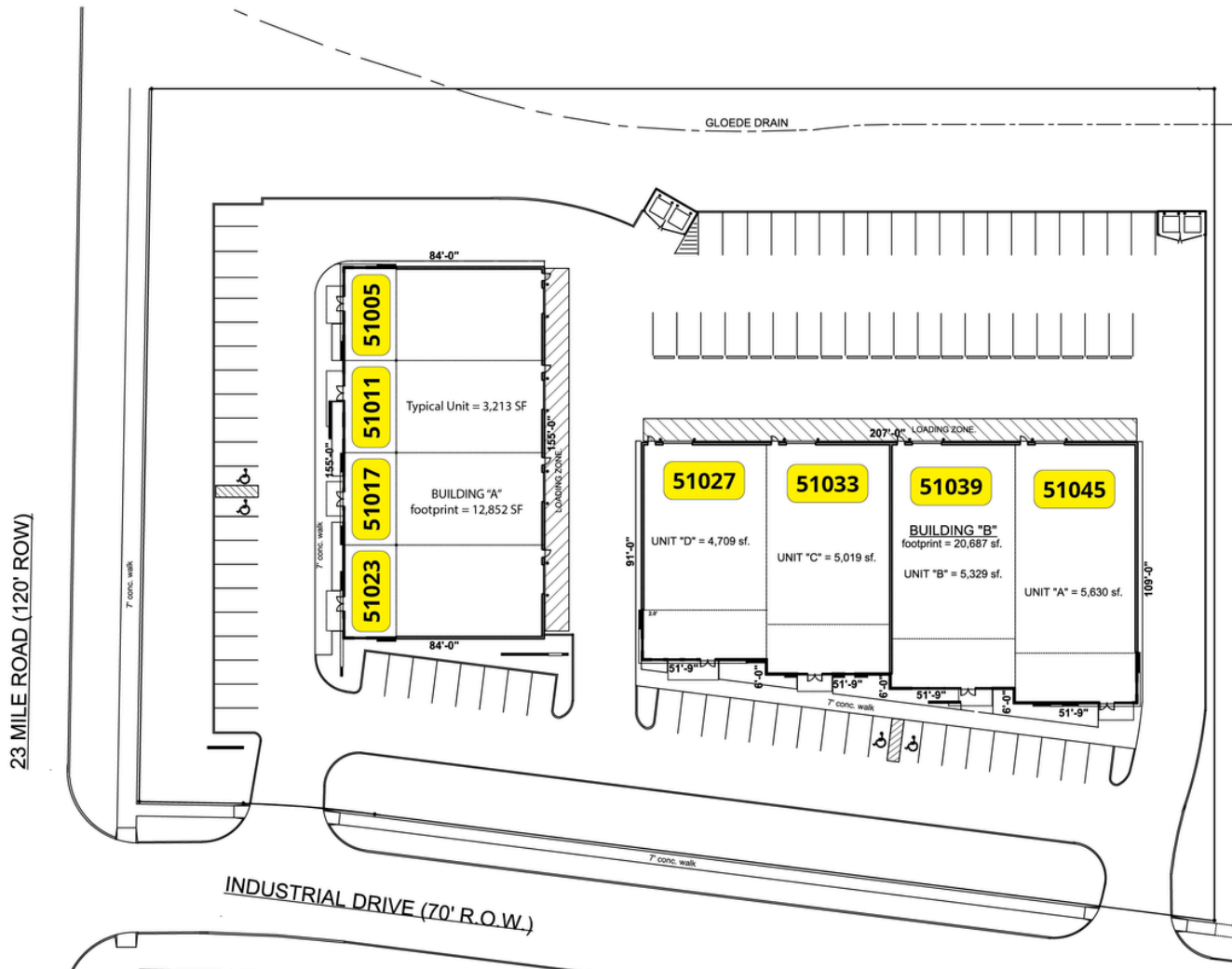


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## Site Plan



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