



FOR LEASE

Great Manufacturing Facility

6125 Center

Sterling Heights, MI



Property Highlights

- 42,000 SF with approx. 9,000 SF office
- 3,000 amp / 240/480 volt power with buss
- Airlines throughout
- 100% air-conditioned along with radiant heat in shop
- Four (4) 50' bays with eight (8) cranes:
 - (4) 15-ton
 - (2) 25-ton
 - (2) 30-ton

For information, please contact:

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NEWMARK

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INDUSTRIAL

6125 Center Drive
Sterling Heights, MI



Total Building Size: 42,000sf
Total Available: 42,000sf
Age: 1995
Factory: 35,000sf +/-
Office: 7,000sf +/- (see below)
Minimum Divisible: 42,000sf
Zoned: Heavy Industrial

Lease Rate: \$9.50/sf NNN
Monthly Rate: \$33,250/Mo.
Taxes: \$50,537
('25 Summer & '24 winter)

Property Details

Acreage:	3.3	Power:	3000 Amp / 240/480 Volt
Frontage:	245' +/-	Buss:	Yes
Depth:	595' +/-	Lights:	LED
Parking:	100 +/-	Truckwell:	
Expandable:	Yes	Grade Door:	(2) 14' x 14'
Storage:	Yes	Heating:	Radiant
Clearance:	28'	A/C:	100%
Bay Size:	(4) 50'	Sprinklered:	Yes
Lavatories:	6	Airlines:	Yes
Crane:	(4) 15-ton, (2) 25-ton, (2) 30-ton	Compressor:	Possible
Underhook:	22'	Floordrains:	

Additional Information:

Excellent manufacturing building that is in tremendous condition. Entire shop is under crane with 22' underhook, (4) 15-ton, (2) 25-ton and (2) 30-ton cranes in 50' bays with two cranes per bay. Approximately 2,000sf +/- shop office behind the firewall. Compressor room with airlines throughout. 100% air-conditioned. Located in the prestigious Mound Commerce Center Industrial Park at 15 ½ Mile and Mound Road. Buss duct, compressor and furniture available for sale. Available fall of 2025.

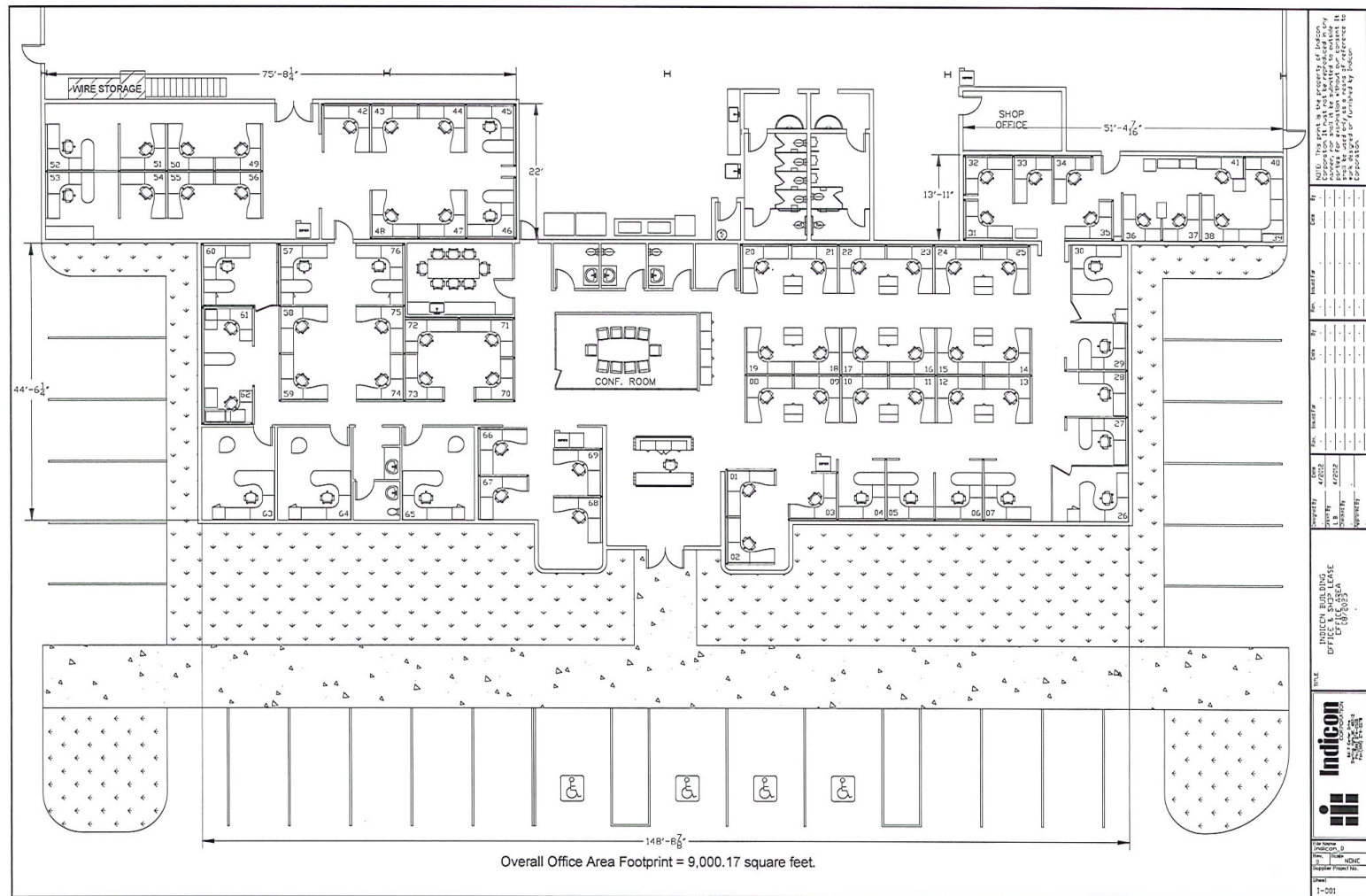
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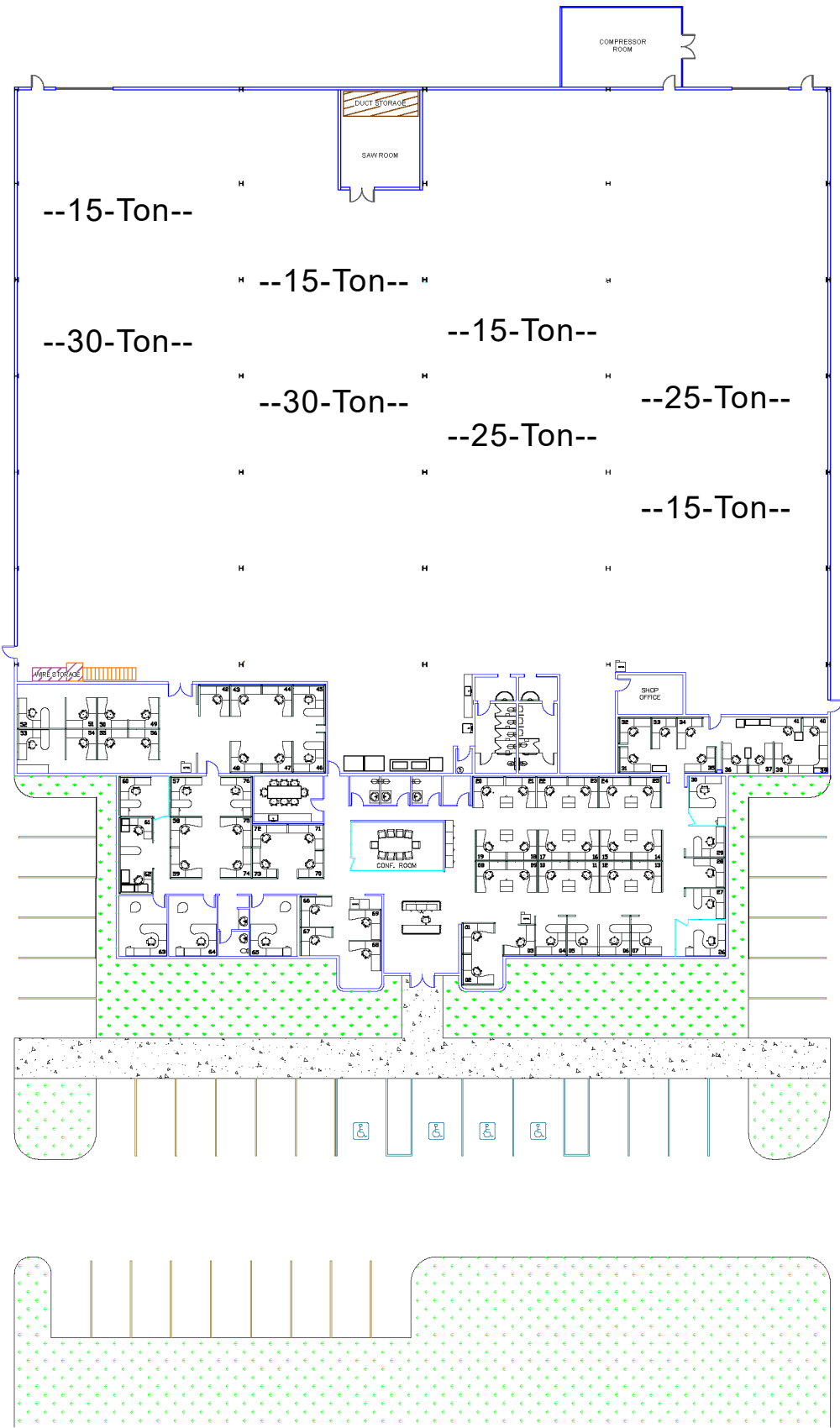
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Office Layout



Building Floor Plan



Site Plan