

**FOR LEASE
13,220 SF W/ TRUCK WELL**



PILOT

PROPERTY GROUP

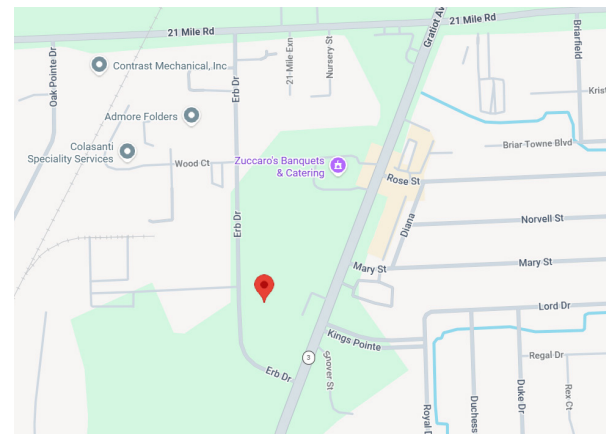
46330 ERB DRIVE, MACOMB, MI 48042

PROPERTY OVERVIEW:

Prime Gratiot exposure with a showroom and a truck well!

Locate your business to a newer construction, freestanding industrial building totaling 13,220 SF.

Very well maintained and managed industrial development at Erb Dr and Gratiot. Easy to locate and easier freeway access to I-94 via 21 Mile/ Hall road.



Property Type: Free Standing Industrial
Cross Streets: West off Gratiot, South of 21 Mile Road
Total Square Footage: 13,220
Office Square Footage: 2,395 +/-
Shop Square Footage: 10,825 +/-
Year Built: 2018
Zoning: M-1 Light Industrial
Exterior Truck Well: Yes
Grade Level Door: (1) 12'x14'
Ceiling/Clear Height: 23'/20'
Power: 480 Volt, 3-Phase, 400 AMP
Parking Spaces: 26 Spaces
Shop Heat: Radiant Tube
Shop Lighting: Metal Halide
Office Heat/AC: Package HVAC
Lease Rate: \$9.50/SF
Lease Type: NNN

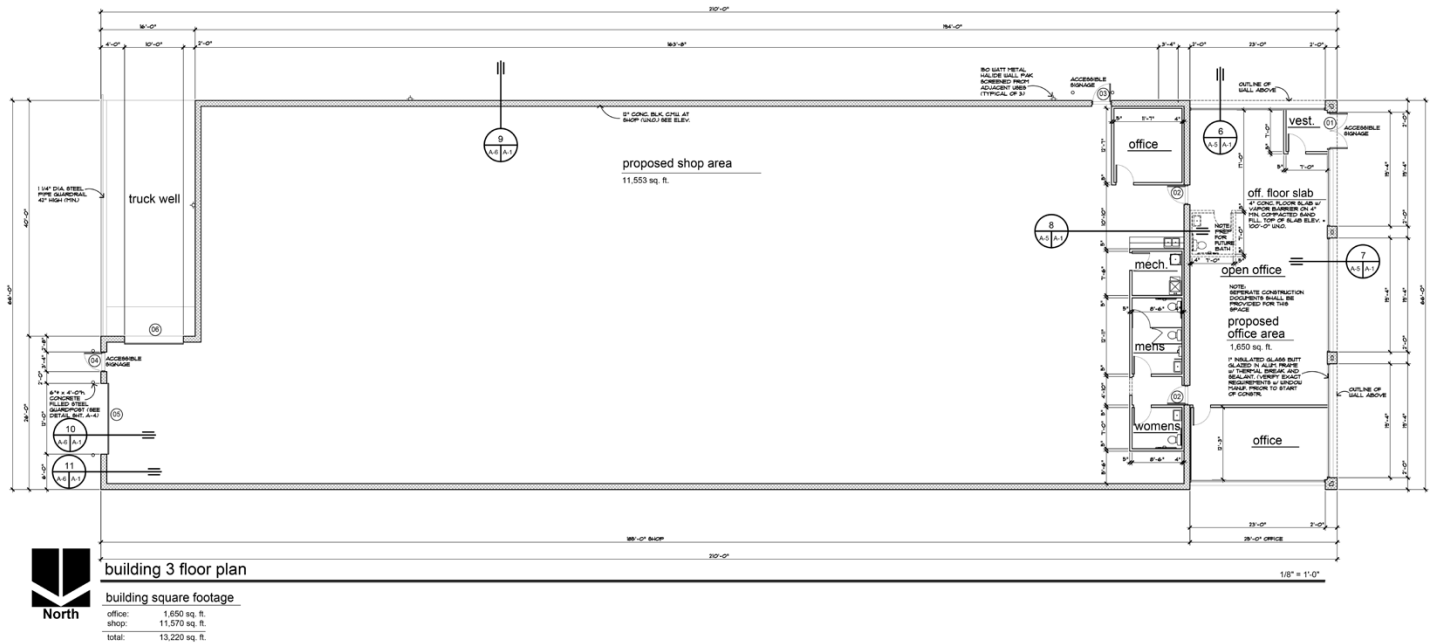
AGENT CONTACT INFO

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FLOORPLAN



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ADDITIONAL PHOTOS



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