

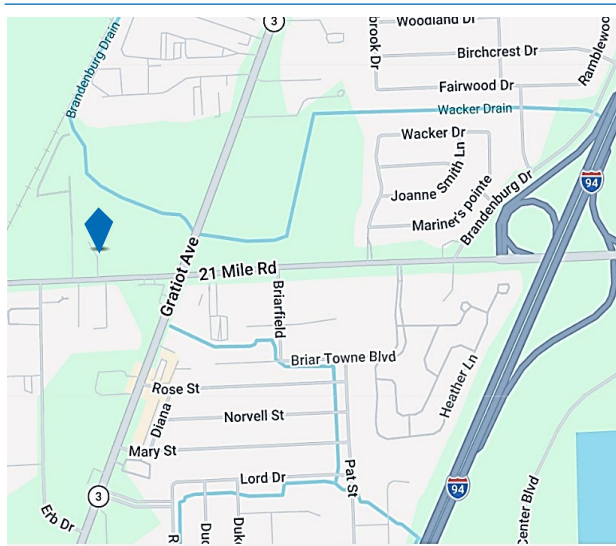
Under Construction: Modern Manufacturing & Distribution Facility



FOR LEASE

Bldg. 2 – 21 Mile Rd

Chesterfield Township, MI



Property Highlights

- 46,309 SF Industrial Facility Available Q1 2027
- Custom Office Build-Out with Mezzanine Storage Above
- Flexible Layout for Manufacturing and Distribution
- 2 Docks, Grade Door, 24' Clear, 2,000 Amps
- Premier 21 Mile Road Location Near Dining, Retail & Services
- Excellent Regional Connectivity, Minutes from I-94
- Tax Abatement Possible for Qualified Users

For information, please contact:

BOB PAGANO
Senior Managing Director
t 248.357.6576
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39400 Woodward Ave, Suite 100
Bloomfield Hills, MI 48304



nmrk.com

NEWMARK

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INDUSTRIAL – Lease

Bldg. 2 – 21 Mile Road
Chesterfield Township, MI



Total Building Size:	46,309 Sq. Ft.
Total Available:	46,309 Sq. Ft.
Age:	2026
Factory:	43,109 Sq. Ft.
Office:	3,200 Sq. Ft.
Minimum Divisible:	
Zoned:	M-1 Light Industrial

Lease Rate:	\$9.95/SF NNN
Monthly Rate:	\$38,397.88
Taxes:	TBD

Property Details

Acreage:	2.29 +/-	Power:	2,000 A / 480 V
Frontage:	208'	Buss:	None
Depth:	477'	Lights:	LED
Parking:	91	Truckwell:	2
Expandable:	No	Grade Door:	(1) 12' x 14'
Storage:	No	Heating:	Radiant Tube
Clearance:	24'	A/C:	Office
Bay Size:	53'	Sprinklered:	Yes
Lavatories:	(2) Office; (2) Shop	Airlines:	No
Crane:	Prepped	Compressor:	No
Underhook:	20'	Floordrains:	Yes

Additional Information:

Brand new industrial building with high visibility on 21 Mile Road. Versatile facility suitable for warehouse, distribution and manufacturing. Office build-out customized to your operational needs. Mezzanine storage above office. Located minutes from the I-94 / 21 Mile Road interchange. The site offers efficient regional connectivity. Area amenities include quick-service dining, shopping centers, fuel and service stations, and everyday services. Available Q1 2027. Tax abatement available to qualified users.

Contact Information:

Bob Pagano

248-357-6576

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NEWMARK

allowable area:

Type VB Construction:
ALLOWABLE AREA PER M.B.C. TABLE 506.2: 51 34,000 SF.

(F-1) Factory & Industrial - Moderate

ALLOWABLE AREA CALCULATIONS:
TOTAL AREA: 46,200 SQUARE FEET

PERCENTAGE OF BUILDING PERIMETER:

OPEN PERIMETER: 920'-0"
TOTAL PERIMETER: 920'-0"
 $(\frac{920'-0"}{920'-0'}) \times 100\%$

FRONTAGE INCREASE FACTOR PER TABLE 506.3.3
100% $\times .75$

34,000 $\times .75 = 25,500$

ALLOWABLE AREA:
34,000 $+ 25,500 = 59,500$

NOTE:
FIRE AREA IS UNDER ALLOWABLE AREA.

fire suppression system note:

ENTIRE BUILDING TO BE 100% FIRE SUPPRESSED. FIRE PROTECTION CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL.

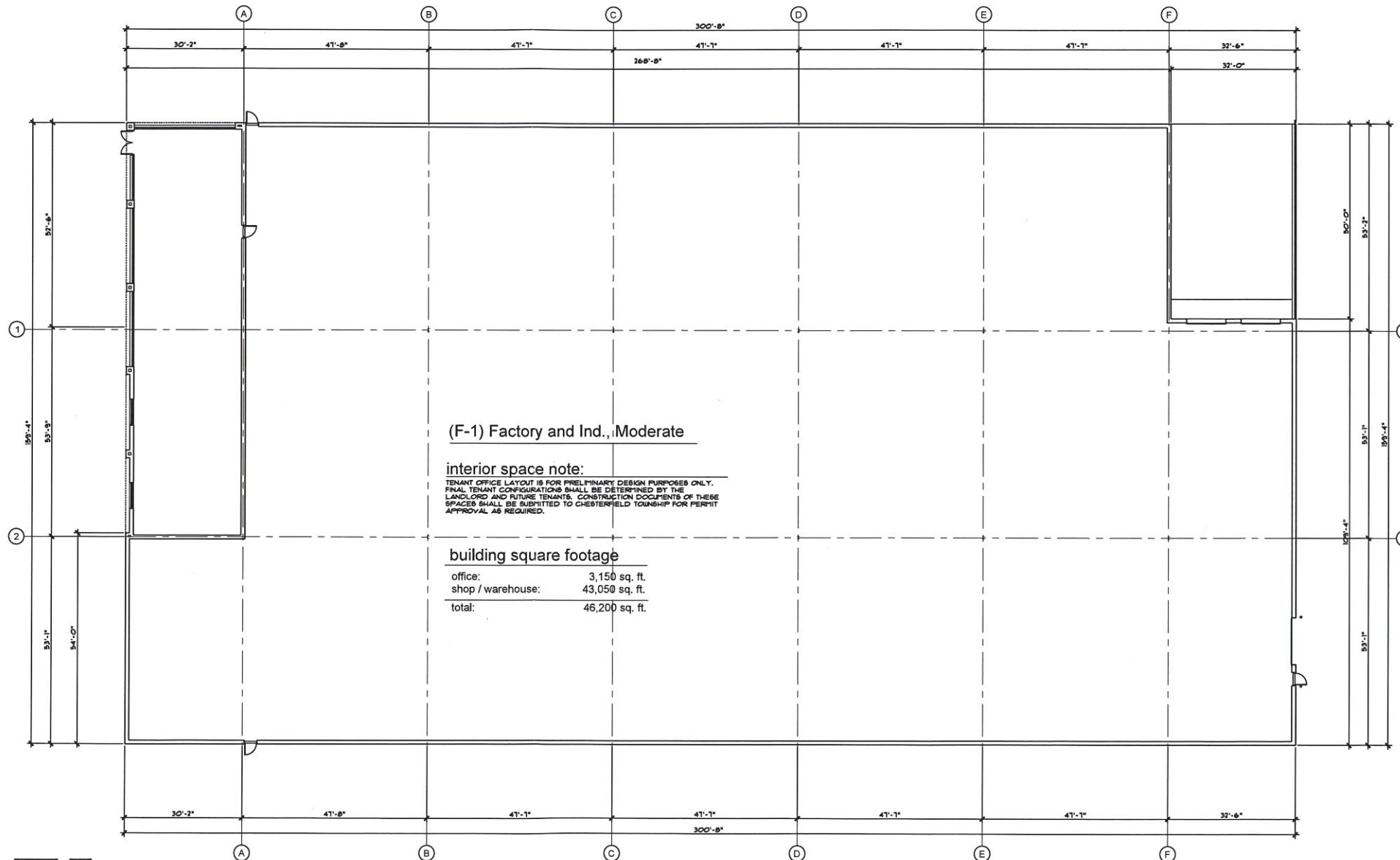
PRIOR TO THE INSTALLATION OF AN AUTOMATIC SPRINKLER SYSTEM, PLANS SHALL BE SUBMITTED AND APPROVED BY THE FIRE MARSHAL. A MINIMUM OF THREE (3) SETS OF COMPLETE SPRINKLER PLANS SHALL BE SUBMITTED. TWO (2) SETS WILL BE RETAINED BY THE FIRE DEPARTMENT, AND ALL OTHERS WILL BE RETURNED TO THE SPRINKLER CONTRACTOR. THE SPRINKLER SYSTEM SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL ORDINANCES.

building data

LOCAL AGENCY:	CHESTERFIELD TOWNSHIP DEPARTMENT OF BUILDING AND SAFETY 41015 SUGARSH RD. CHESTERFIELD, MI 48041	FIRE RESISTANCE RATING OF STRUCTURAL ELEMENTS PER TABLE 601:	0 HOURS
REFERENCE CODE:	2021 MICHIGAN BUILDING CODE WITH STATE AMENDMENTS	FIRE RESISTANCE RATING OF EXTERIOR NON-LOADBEARING WALLS PER TABLE 601:	0 HOURS
	2021 MICHIGAN PLUMBING CODE WITH STATE AMENDMENTS	FIRE RESISTANCE RATING OF EXTERIOR LOAD BEARING PARTITION WALLS PER TABLE 601:	0 HOURS
	2021 MICHIGAN MECHANICAL CODE WITH STATE AMENDMENTS	FIRE RESISTANCE RATING OF NON-LOAD BEARING PARTITION WALLS PER TABLE 601:	0 HOURS
	2023 NATIONAL ELECTRICAL CODE WITH STATE AMENDMENTS	FIRE RESISTANCE RATING OF INTERIOR LOAD-BEARING WALLS, LOAD BEARING PARTITIONS, COLUMNS, GIRDERS, PER TABLE 601:	0 HOURS
	MICHIGAN ENERGY CODE (ASHRAE 90.1 - 2019)	FIRE RESISTANCE RATING OF TENANT SEPARATION WALLS PER TABLE 601:	1 HOUR
BUILDING AREA:	46,200 SQ. FT.	FIRE RESISTANCE RATING OF ROOF CONSTRUCTION INCLUDING BEAMS, TRUSSES AND RAFTERS, ARCHES AND ROOF DECK PER TABLE 601:	0 HOURS
USE GROUP:	(F-1) FACTORY AND INDUSTRIAL, MODERATE	FIRE RESISTANCE RATINGS OF INTERIOR FINISH PER TABLE 803.1:	
CONSTRUCTION TYPE:	VB (COMBUSTIBLE, UNPROTECTED)		
PROPOSED USE:	SHOP / WAREHOUSE FACILITY	REQUIRED VERTICAL EXITS + PASSAGEWAYS + CLASS B CORRIDORS PROVIDING EXIT ACCESS + CLASS C ROOMS OR ENCLOSED SPACES + CLASS C	
OCCUPANT LOAD:	OFFICE AREA: 1 PER 50 SF. GROSS $\times 3,150 / 50 = 31$ OCCUPANTS (TABLE 1004.3) SHOP AREA: 1 PER 100 SF. GROSS $\times 21,525 / 100 = 215$ OCCUPANTS (TABLE 1004.3) WAREHOUSE AREA: 1 PER 500 SF. GROSS $\times 21,525 / 500 = 43$ OCCUPANTS (TABLE 1004.3) TOTAL: 279 OCCUPANTS	MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD PER TABLE 1006.3.1	(2) TWO EXITS
		MINIMUM LENGTH OF EXIT ACCESS TRAVEL PER TABLE 1012 (WITHOUT FIRE SUPP. SYSTEM):	250 FEET

note:

FRANK SALAMONE ARCHITECT SHALL ACT AS THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.



(F-1) Factory and Ind., Moderate

interior space note:

TENANT OFFICE LAYOUT IS FOR PRELIMINARY DESIGN PURPOSES ONLY. FINAL TENANT CONFIGURATIONS SHALL BE DETERMINED BY THE LANDLORD AND FUTURE TENANTS. CONSTRUCTION OCCUPANTS OF THESE SPACES SHALL BE SUBMITTED TO CHESTERFIELD TOWNSHIP FOR PERMIT APPROVAL AS REQUIRED.

building square footage

office: 3,150 sq. ft.
shop / warehouse: 43,050 sq. ft.
total: 46,200 sq. ft.

Frank
Salamone
architects
engineers
planners

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Date Issued:

S.P.A. 09/11/25

Project:
Proposed Industrial
Facility for:

Parcel #
15-09-30-352-006
21 Mile Road
Chesterfield Twp., MI

Client:

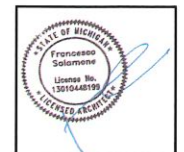
Chesterfield 5
51435 Industrial Dr.
Macomb Twp., MI 48042

Sheet Title:
BUILDING 2
FLOOR PLAN

Project Number:
125-143

Drawn By:
JFN

Checked By:
F.S.



Issue:

- ☐ preliminary
☒ construction
☐ record

Sheet Number:



preliminary floor plan

1/16" = 1'-0"

A-2

Date Issued:

S.P.A. 09/11/25

Project:
Proposed Industrial
Facility for:

Parcel #
15-09-30-352-006
21 Mile Road
Chesterfield Twp., MI

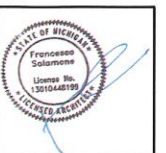
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Chesterfield 5
51435 Industrial Dr.
Macomb Twp., MI 48042

Sheet Title:
BUILDING 2
ELEVATIONS
Project Number:
125-143

Drawn By:
JFN

Checked By:
F.S.

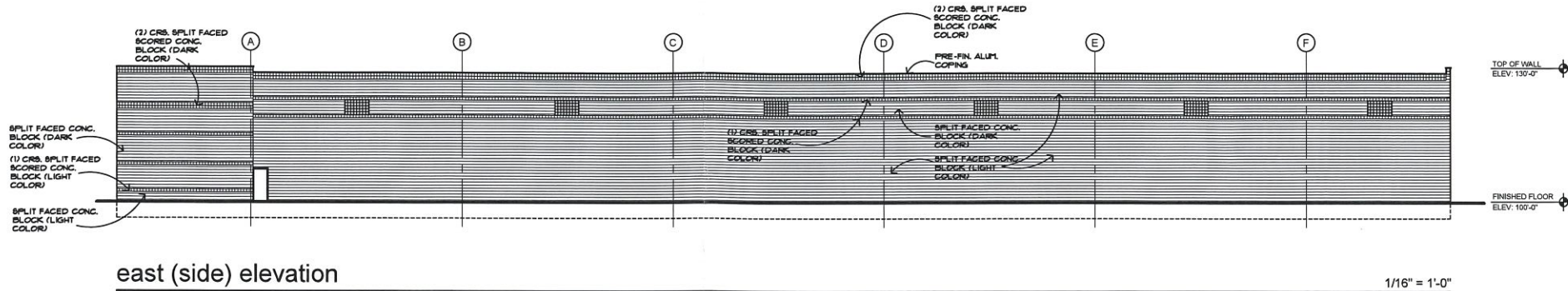


Issue:

☐ preliminary
☒ construction
☐ record

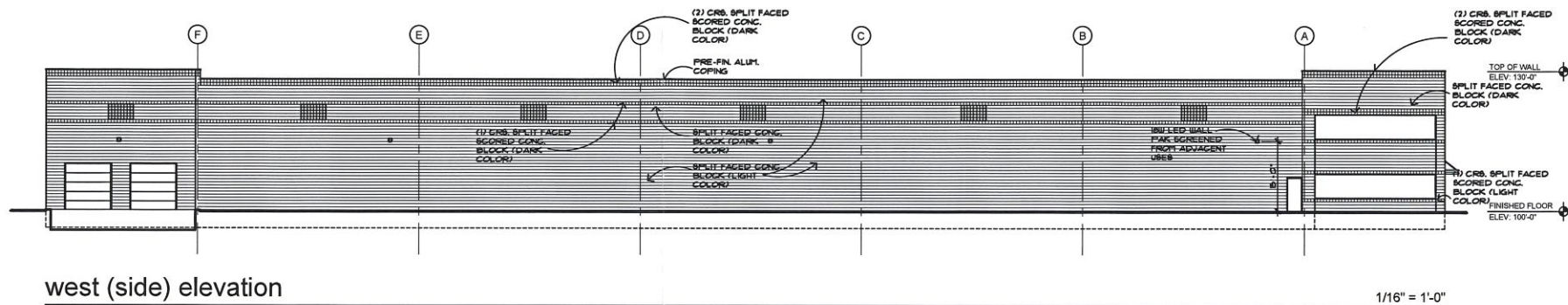
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A-3



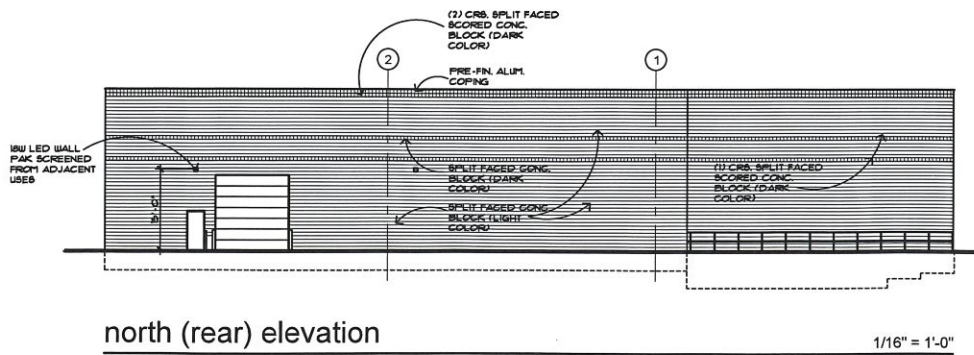
east (side) elevation

1/16" = 1'-0"



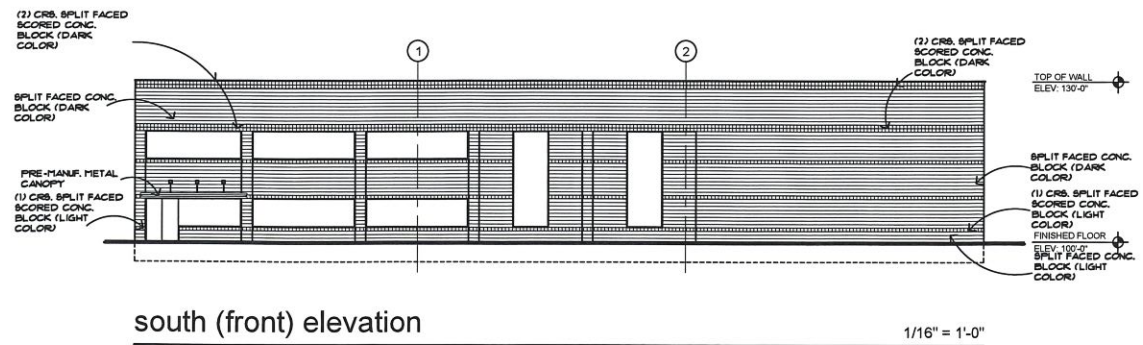
west (side) elevation

1/16" = 1'-0"



north (rear) elevation

1/16" = 1'-0"



south (front) elevation

1/16" = 1'-0"