

7156 SULIER DRIVE
TEMPERANCE, MI 48182

INDUSTRIAL BUILDING FOR SALE & LEASE
20,170 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

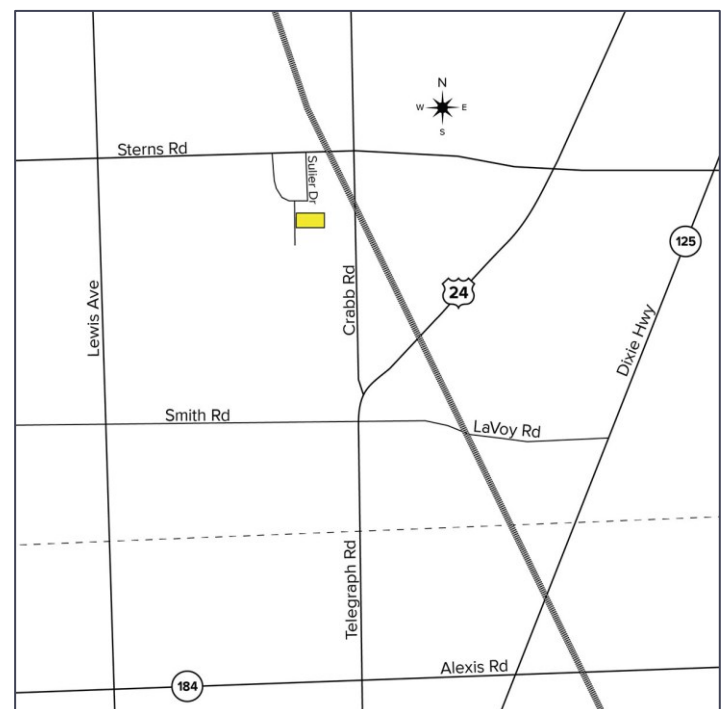
BEDFORD PARK CENTER



VIEW VIDEO TOUR

GENERAL INFORMATION

Sale Price:	\$1,650,000 (\$81.80 PSF)
Lease Rate:	\$7.25/SF/YR. NNN
Available Space:	20,170 SF + 1,175 SF Mezzanine
Building Size:	20,170 SF + 1,175 SF Mezzanine
Number of Stories:	1
Year Constructed:	1997
Condition:	Excellent
Acreage:	1.6 AC
Land Dimensions:	150' x 488'
Closest Cross Street:	Sterns Road
County:	Monroe
Zoning:	I-1
Parking:	34 spaces
Curb Cuts:	1
Street:	2 lane



For more information, please contact:

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

Office Space:	3,670 SF + 1,175 SF Mezzanine
Warehouse/Shop Space:	16,500 SF
Exterior Walls:	Metal & block
Structural System:	Steel
Roof:	Flat metal
Floors/Coverings:	Concrete – 6"
Ceiling Height:	20'-22' clear/27' to deck
Basement:	No
Heating:	Forced
Air Conditioning:	Central – office Fan – warehouse
Power:	480V 3 phase
Restrooms:	3 – office & 2 – shop
Overhead Doors:	2- 16' x 16'
Truck Well/Dock:	None
Sprinklers:	None
Signage:	Monument
Rail:	None
Cranes:	None
Floor Drains:	Yes
Heavy Haul Route:	Yes – industrial park

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Closing/lease execution
Sign on Property:	Yes
Showing Instructions:	Lockbox

LEASE DETAILS

Term:	5-10 years
Security Deposit:	Negotiable (based on credit)
Options:	Negotiable
Improvements Allowance:	As-is
Tenant Responsibilities:	NNN Charges – Estimated at \$1.75 per year for 2026

2025 REAL ESTATE TAXES

Parcel Number:	02-142-010-00
Total Annual Taxes:	\$15,640.63

UTILITIES

Electric:	Consumers Energy
Gas:	Michigan Gas
Water:	South County Water
Sanitary Sewer:	Bedford Twp STP
Storm Sewer:	Bedford Twp STP

Comments:

- Existing Industrial Park Setting
- 3-phase power + high clear height
- Existing shop layout
- Existing ventilated paint booth
- Office component already built out for engineers and executives
- Bedford Park Center is a Michigan Certified Industrial Park

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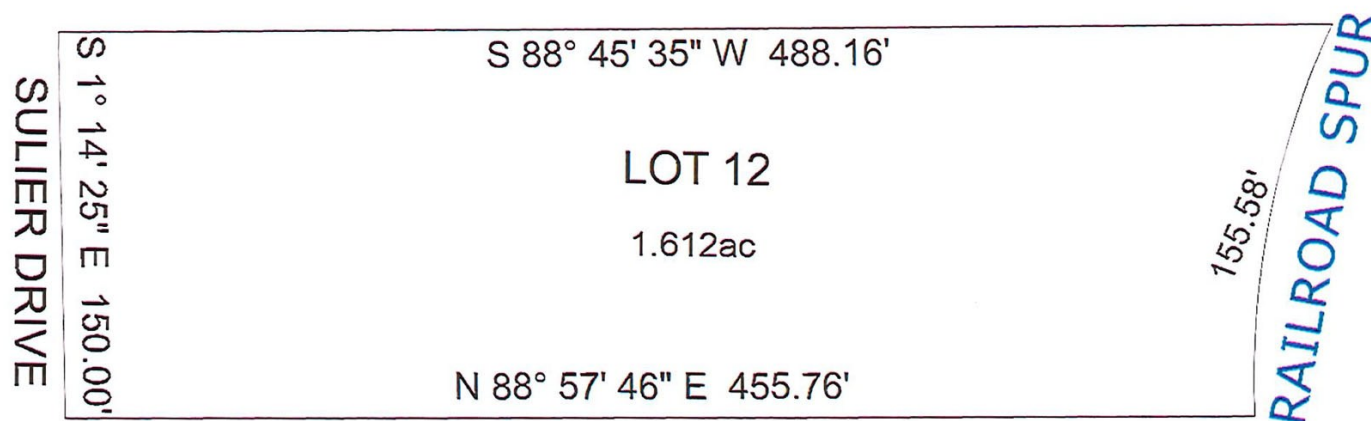
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Site Plan



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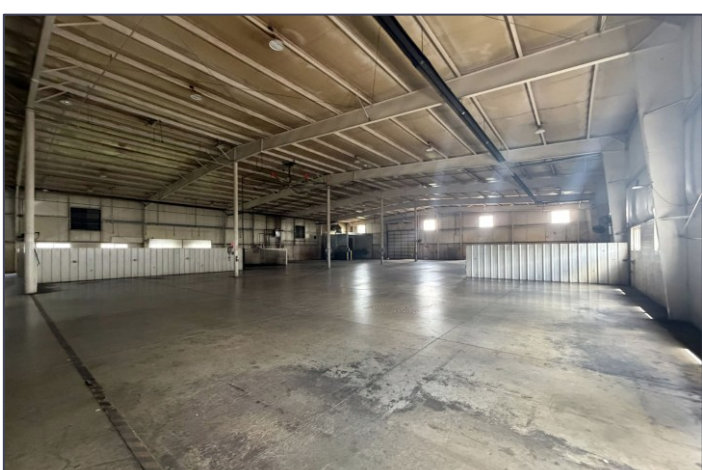
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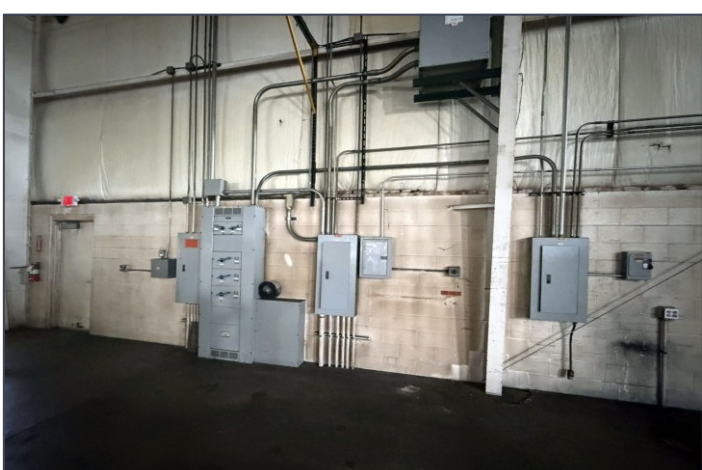
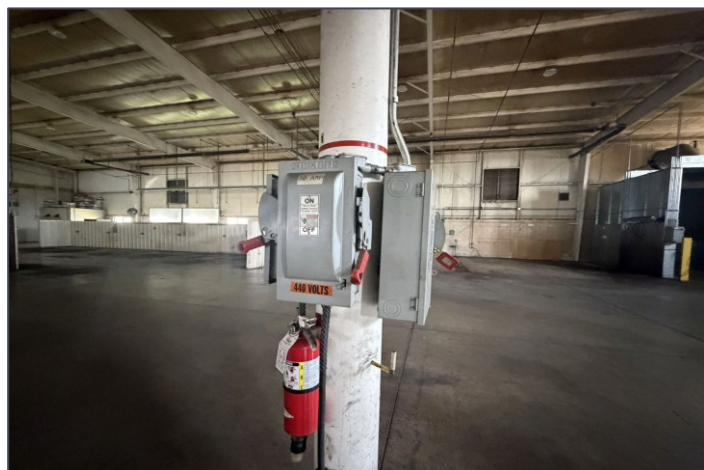
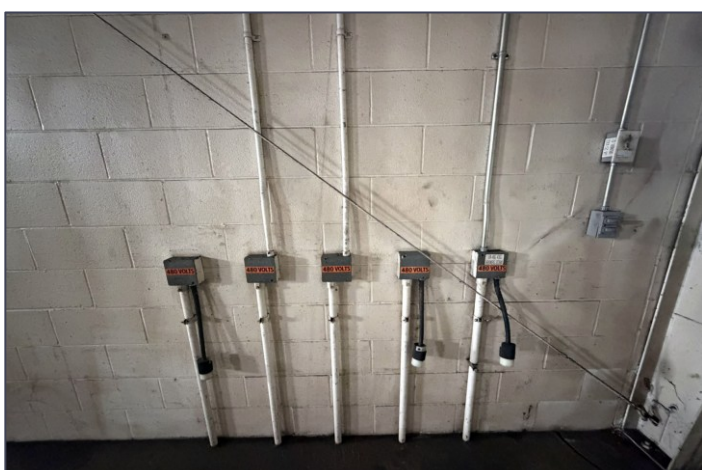
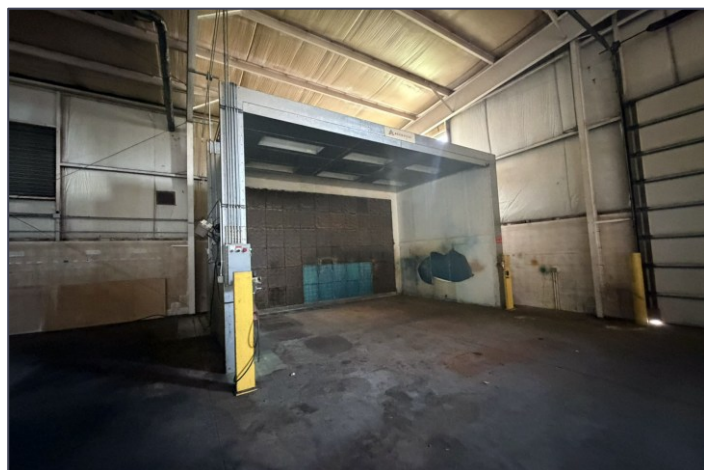
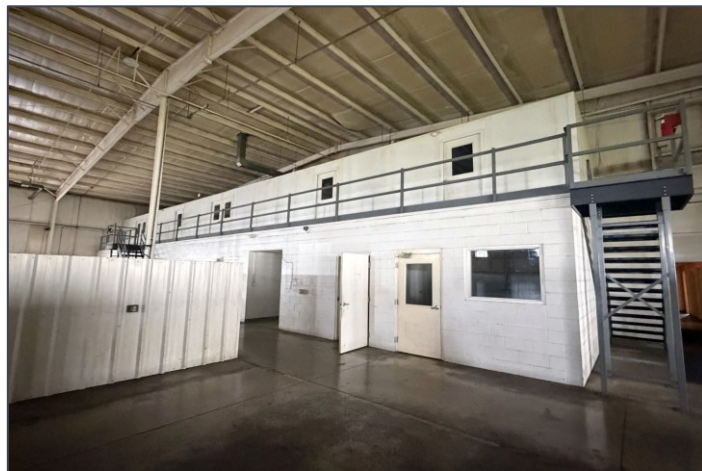
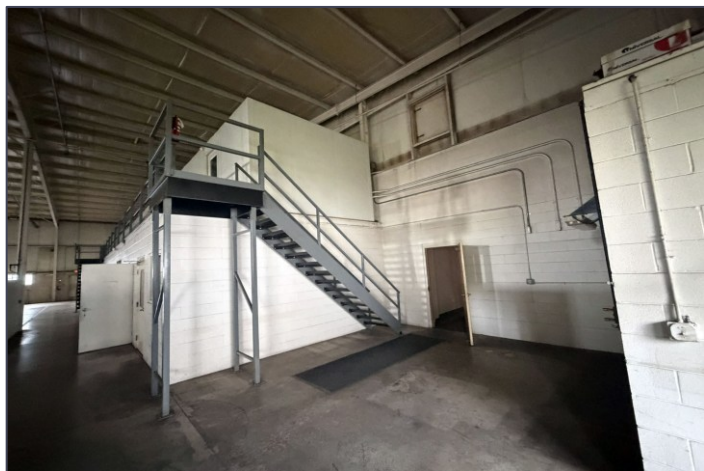
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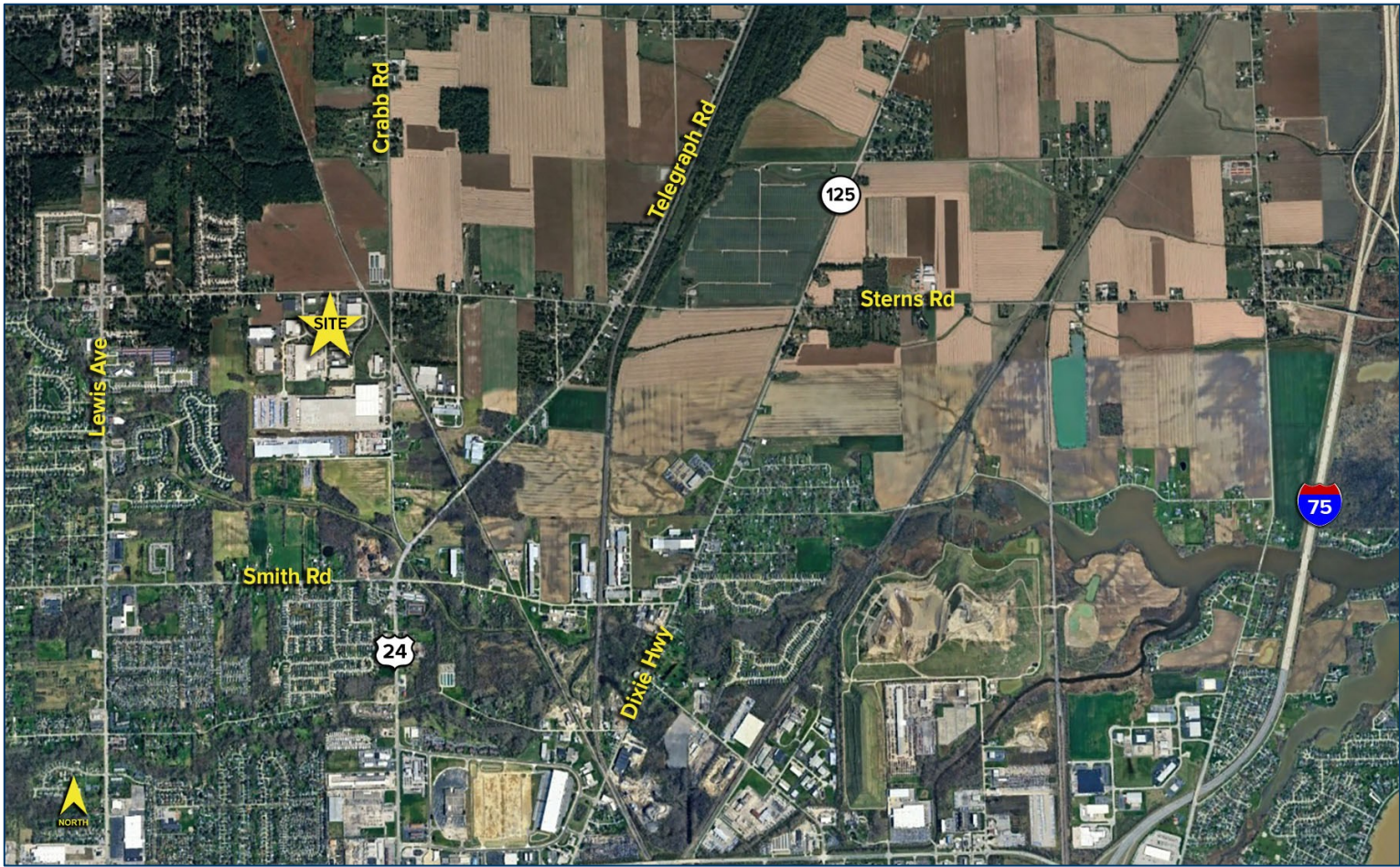
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Commercial Building For Lease

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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	2,347	\$101,809
3 MILE	33,592	\$73,908
5 MILE	121,293	\$69,995

TRAFFIC COUNTS (TWO-WAY)	
5,937	W. Sterns Road
3,055	Crabb Road



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