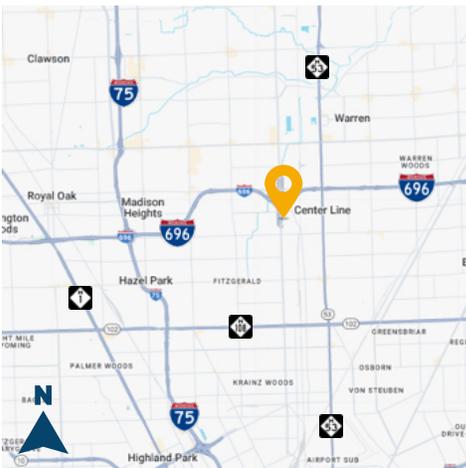


FOR SALE / LEASE

25560 MOUND RD, WARREN



20,505 SQUARE FOOT FLEX/R&D FACILITY



PROPERTY DETAILS

- 20,505 square available
- State-of-the-art flex/R&D facility with high-end finishes throughout
- Beautiful, well-maintained stand alone facility with two-story (22') front lobby
- 100% HVAC with all equipment serviced and repaired in 2025
- 23' clear height and 700 square foot mezzanine for additional storage
- Fully sprinkled for fire suppression, lighting upgraded to LED in 2025
- Mound Road frontage and signage, just minutes from I-696, I-75, M-1, & M-53

For information, please contact:



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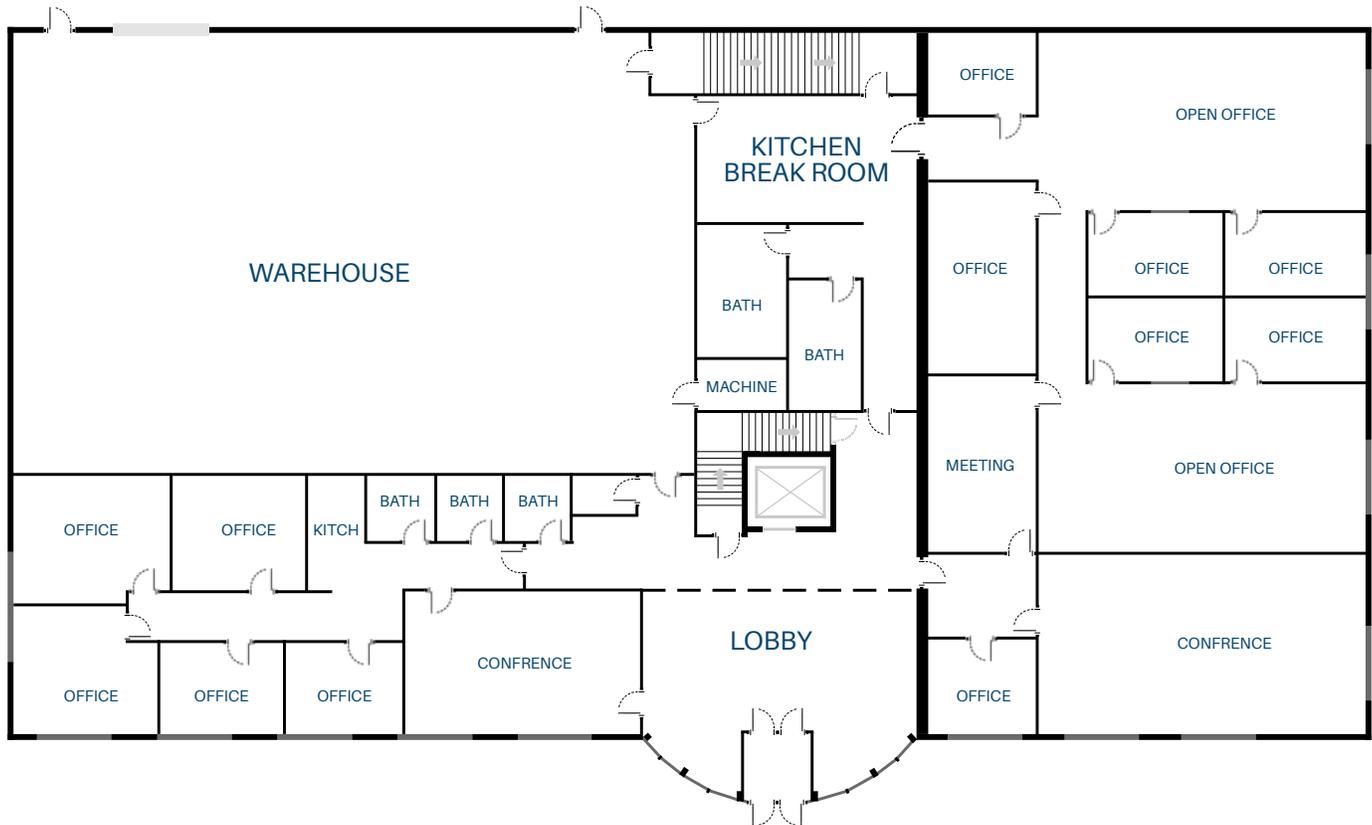
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FLOOR PLAN SKETCH

(NOT TO SCALE)



FIRST FLOOR

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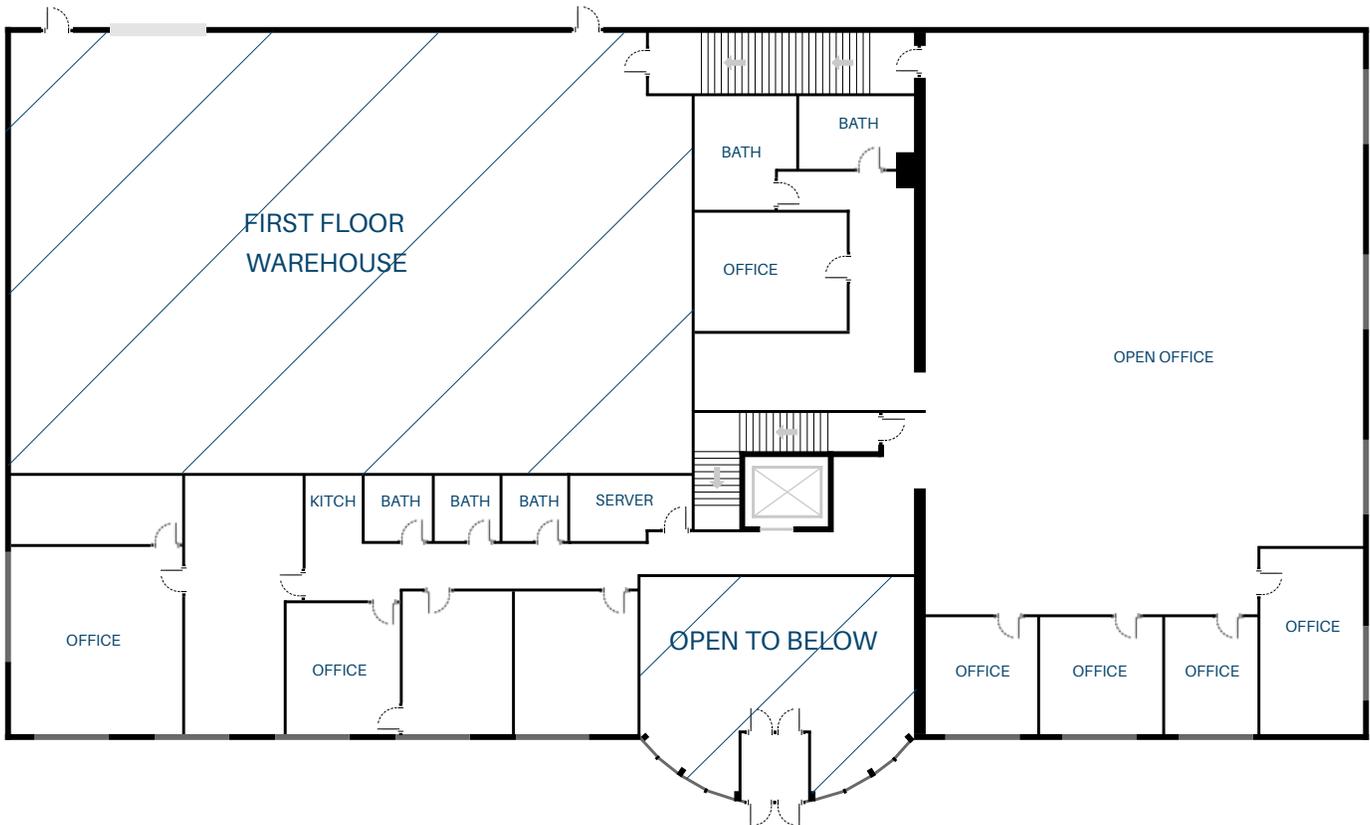
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FLOOR PLAN SKETCH

(NOT TO SCALE)



SECOND FLOOR

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FOR SALE / LEASE

25560 MOUND RD, WARREN



PRICING INFORMATION

Sale Price: \$3,500,000.00

Price per SF: \$170.69

Lease Rate: Contact Agents

Lease Type: NNN

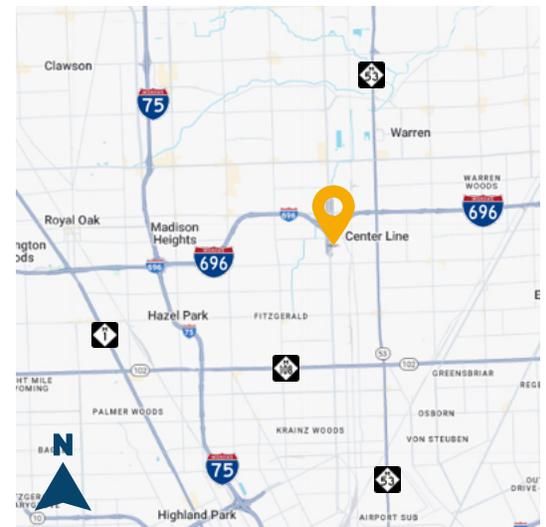
PROPERTY DESCRIPTION

Total SF:	20,505	Parcel ID:	Available
Office SF:	16,847	Parking Spaces:	47
Property Type:	Flex / R&D	Rail Served:	No
Tenancy:	Single or Multi.	Cranes:	No
Year Constructed:	1983	HVAC:	100%
Year Reconstructed:	2007	Clearance:	22'-23'
Zoning:	M-2 (Med. Ind.)	Grade/Dock Doors:	1 / 0
Site/Parcel Area:	1.23 AC	Fire Suppression:	Yes
		Power:	Available

SUMMARY

Beautiful freestanding flex/R&D facility with frontage and signage on Mound Road (46,160 VPD). This state-of-the-art property features high-end finishes throughout, multiple kitchenettes, restrooms, conference rooms, and 100% HVAC coverage, including the warehouse area. Given these features, the facility also lends itself well to a potential multi-tenant conversion.

ROAD MAP



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