



INDUSTRIAL PROPERTY // FOR LEASE

1,600 SF OFFICE/SHOP SUITES AT M-M TECH COMMONS

42700-42892 MOUND RD
STERLING HEIGHTS, MI 48314



- Multi-Tenant Industrial Property in Sterling Heights
- Two 1,600 SF Units Available for Lease
- Immediate Occupancy
- Each Unit has 15' Clear Height, (1) 12' x 14' Overhead Door
- 220 Volt / 200 Amp Power and Fluorescent Lighting
- Parking Allocation is 2 Spaces per Unit
- Excellent Location on Mound Rd & 19 Mile Rd

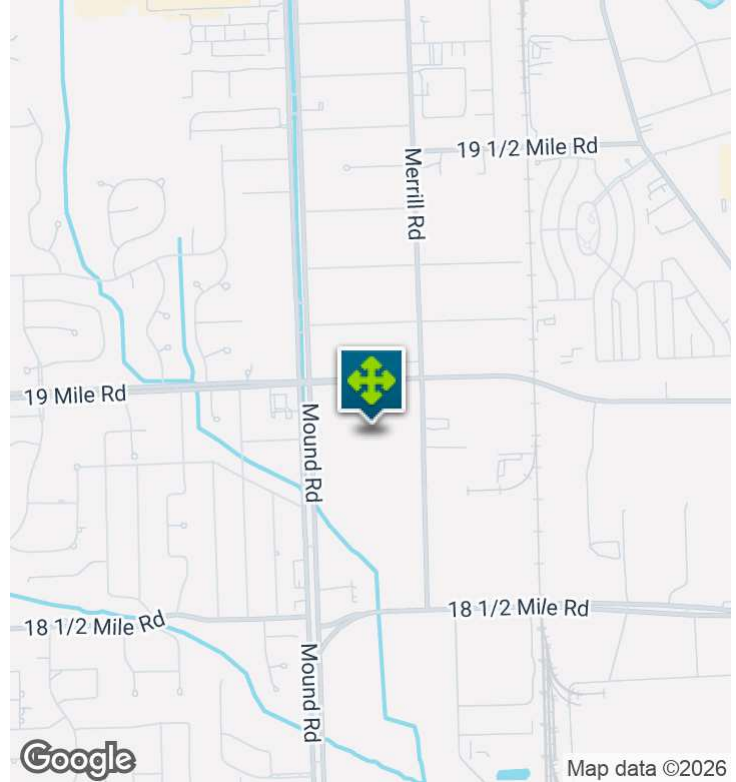


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EXECUTIVE SUMMARY



Lease Rate	\$11.75 SF/YR (GROSS)
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OFFERING SUMMARY

Building Size:	83,663 SF
Available SF:	1,600 SF
Lot Size:	11.68 Acres
Year Built:	1988
Renovated:	2026
Zoning:	Light Industrial
Market:	Detroit
Submarket:	W of Van Dyke / Macomb
Traffic Count:	33,515

PROPERTY OVERVIEW

M-M Tech Commons is a professionally managed and maintained multi-tenant industrial complex in Sterling Heights. The units are ideal for office, warehouse, and tech companies. This property offers two 1,600 SF units with immediate occupancy, boasting a generous 15' clear height and (1) 12' x 14' overhead door per unit. Featuring 220 Volt / 200 Amp power, fluorescent lighting, and 2 parking spaces allocated per unit, this space is designed for convenience and functionality.

Gross rate - landlord pays the taxes, insurance, snow removal, and grass cutting.

LOCATION OVERVIEW

Located on the east side of Mound Rd in an industrial corridor of the Van Dyke/Macomb submarket. Fantastic location just south of 19 Mile Rd that is close to M-59.

PROPERTY HIGHLIGHTS

- Multi-Tenant Industrial Property in Sterling Heights
- Two 1,600 SF Units Available for Lease
- Each Unit has 15' Clear Height, (1) 12' x 14' Overhead Door
- 220 Volt / 200 Amp Power and Fluorescent Lighting



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LEASE SPACES



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,600 SF	Lease Rate:	\$11.75 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
42742 Mound Rd	Available	1,600 SF	Gross	\$11.75 SF/yr	1,600 SF Industrial Unit that was freshly renovated in "like new" condition and features 15' clear height, a 12' x 14' overhead door, and 220 volt/ 200 amp power. The office space is 500 SF and has AC.
42838 Mound Rd	Available	1,600 SF	Gross	\$11.75 SF/yr	1,600 SF Industrial Unit that was freshly renovated in "like new" condition and features 15' clear height, a 12' x 14' overhead door, and 220 volt/ 200 amp power. The office space is 200 SF and has AC.



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SUITE 42838 MOUND RD | INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	83,663 SF
Space Available:	1,600 SF
Shop SF:	1,400 SF
Office SF:	200 SF
Mezzanine SF:	N/A
Occupancy:	Immediate
Zoning:	Light Industrial
Lot Size:	11.68 Acres
Parking Spaces:	2
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1988 / 2026
Construction Type:	Block
Clear Height:	15'
Overhead Doors:	One (1) 12' x 14'
Truckwells/Docks:	None
Cranes:	None
Power:	200 Amp / 220 Volt
Buss Duct:	No
Air Conditioning:	Office Only
Heat Type:	Gas Unit
Lighting:	Fluorescent
Sprinklers:	Yes
Floor Drains:	No
Taxes:	Landlord Pays



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SUITE 42742 MOUND RD | INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	83,663 SF
Space Available:	1,600 SF
Shop SF:	1,100 SF
Office SF:	500 SF
Mezzanine SF:	None
Occupancy:	Immediate
Zoning:	Light Industrial
Lot Size:	11.68 Acres
Parking Spaces:	2
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1988 / 2026
Construction Type:	Block
Clear Height:	15'
Overhead Doors:	One (1) 12' x 14'
Truckwells/Docks:	None
Cranes:	None
Power:	200 Amp / 220 Volt
Buss Duct:	No
Air Conditioning:	Office Only
Heat Type:	Gas Unit
Lighting:	Fluorescent
Sprinklers:	No
Floor Drains:	No
Taxes:	Landlord Pays



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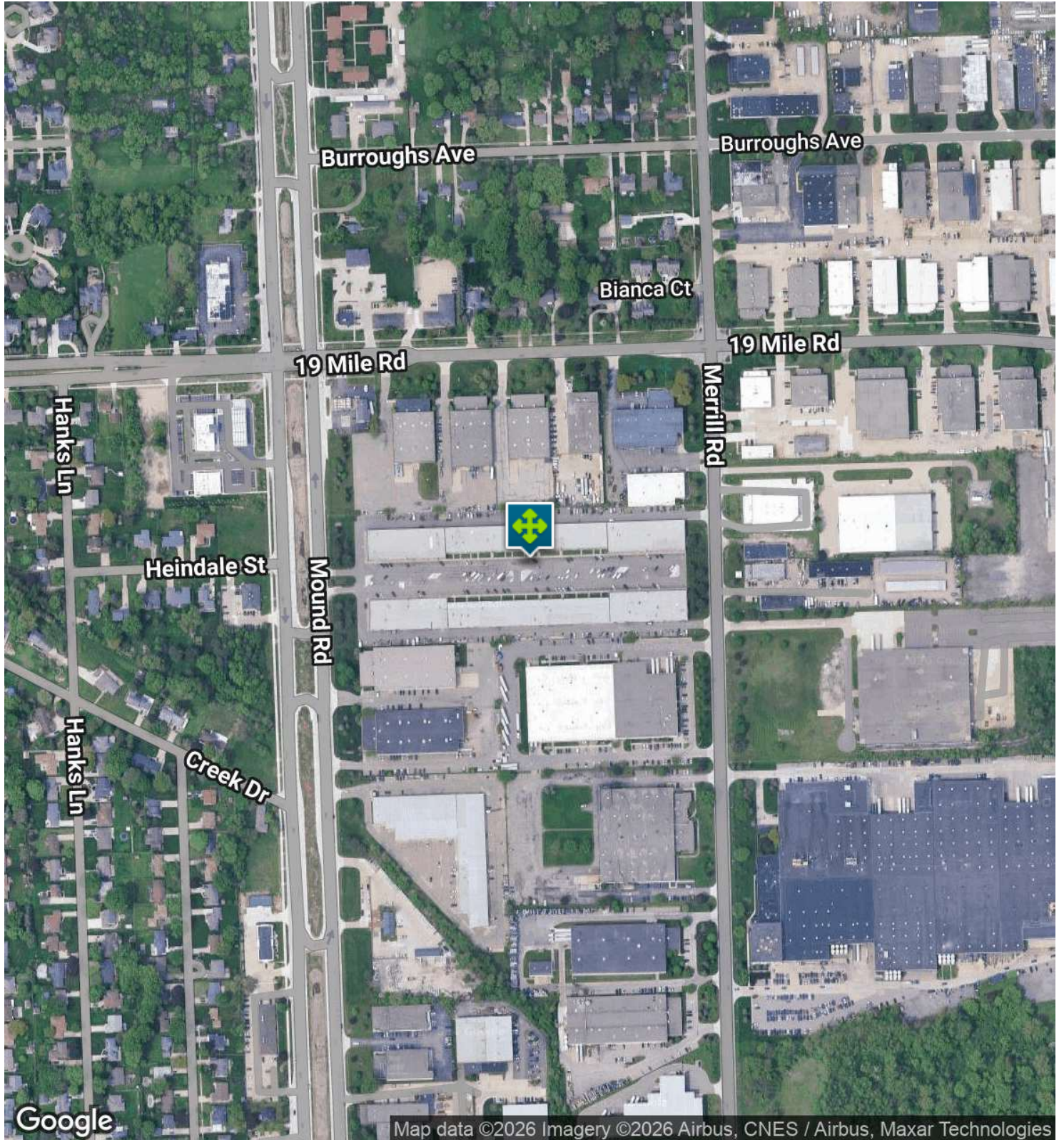
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ADDITIONAL PHOTOS



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AERIAL MAP



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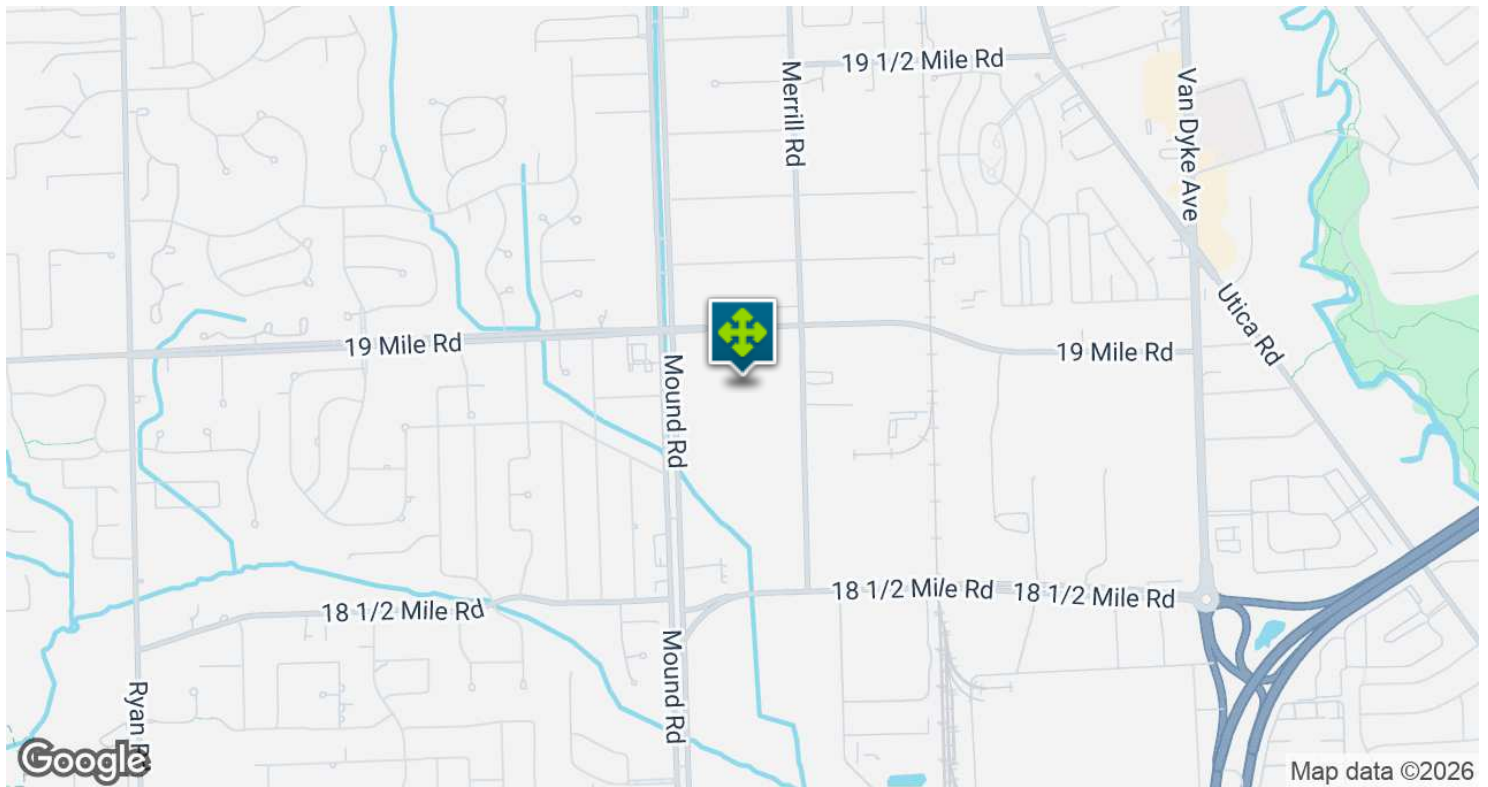
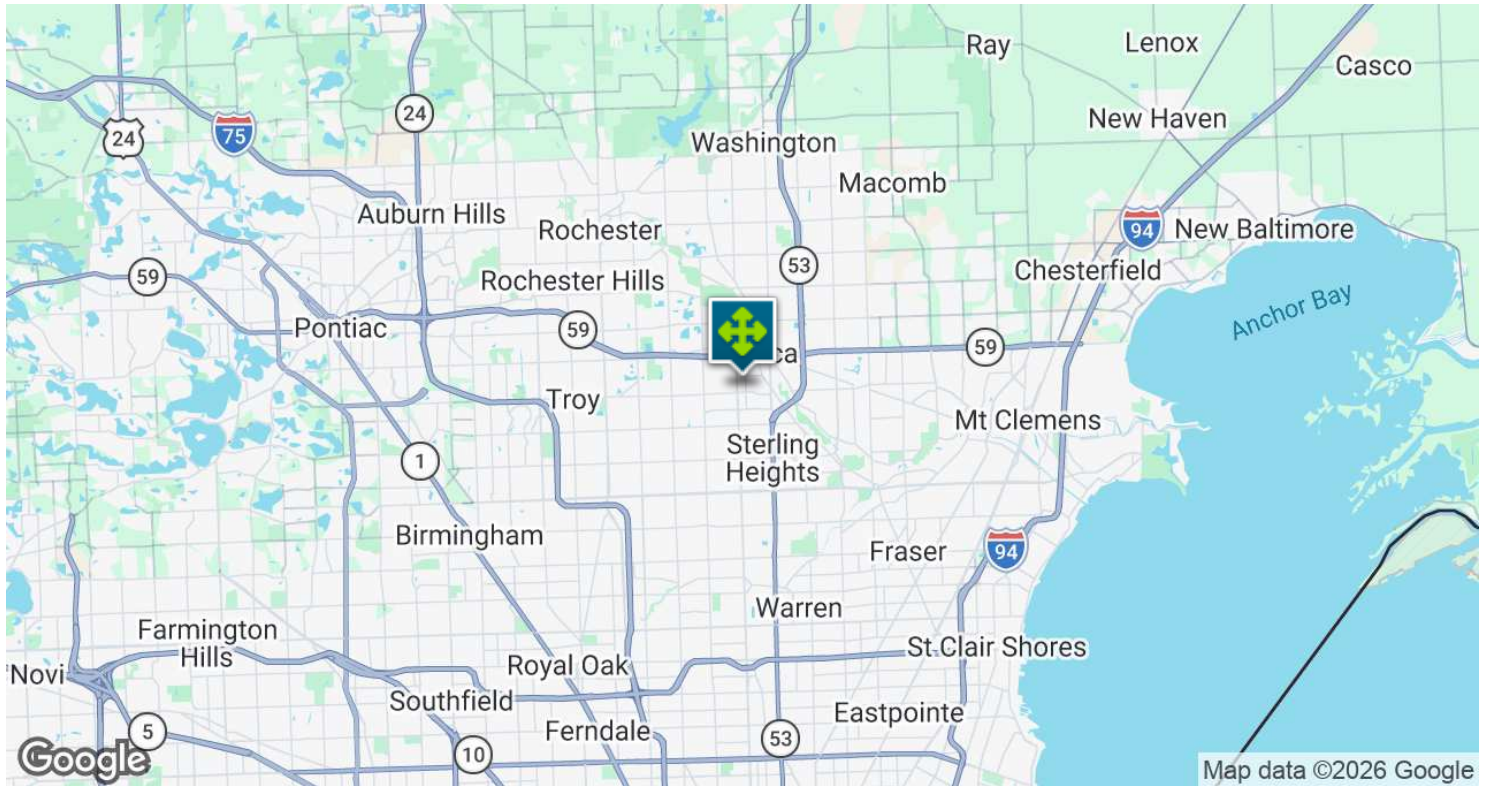
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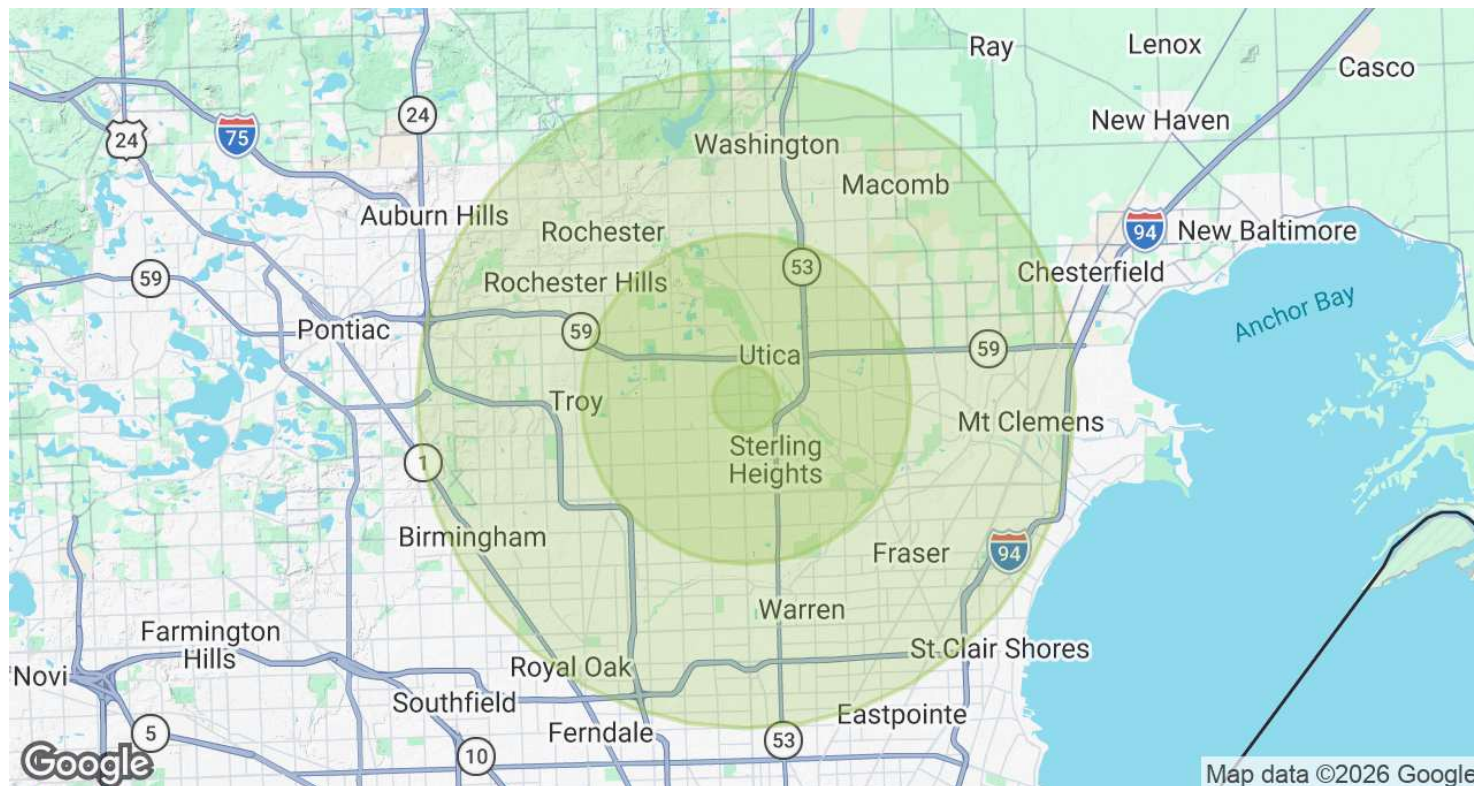
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,741	247,696	936,691
Average Age	41.6	42.2	41.8
Average Age (Male)	41.2	40.4	40.2
Average Age (Female)	40.4	43.3	43.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,551	101,029	399,420
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$80,167	\$85,251	\$90,693
Average House Value	\$207,502	\$212,219	\$216,215

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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