



For Sale – 6475 19 ½ Mile Rd, Sterling Heights, MI

Investment Sale

6475 19 ½ Mile Rd

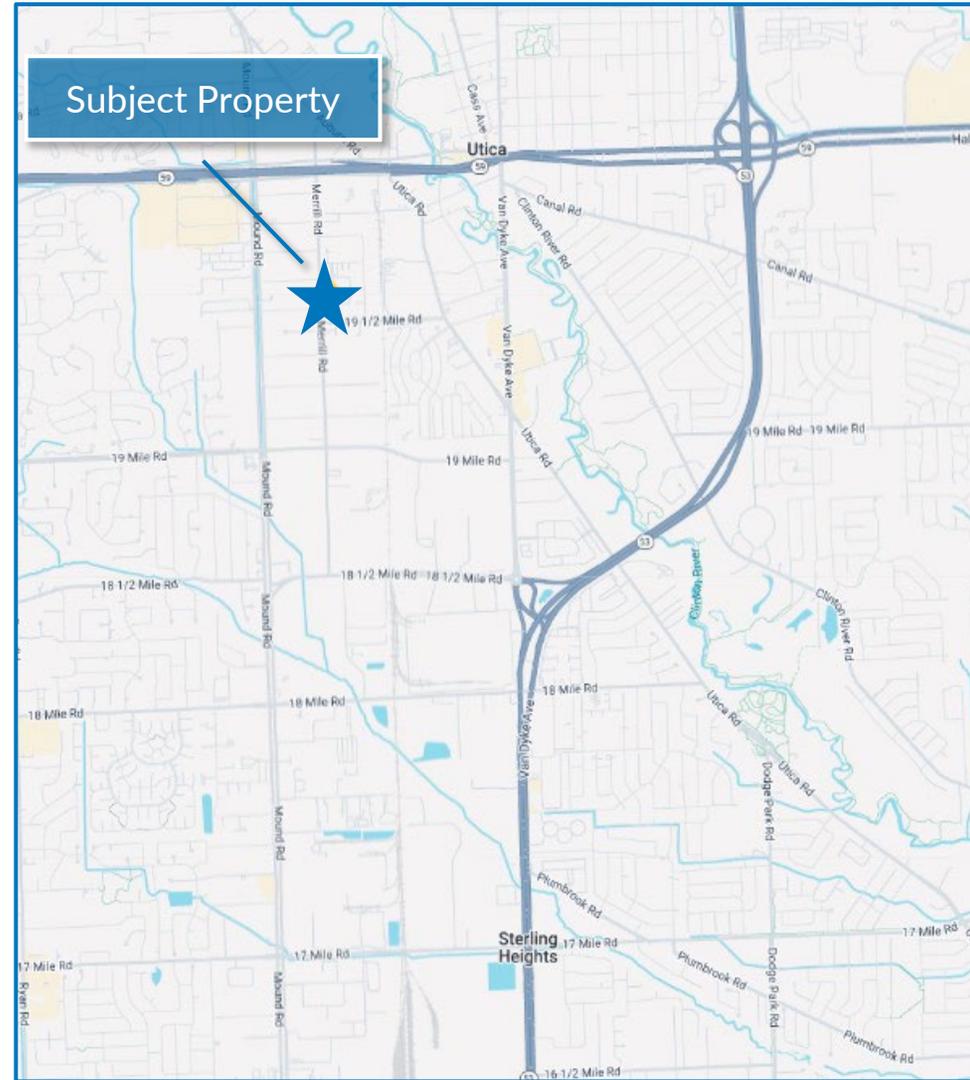
- 18,216 SF Flex Building
- Located in Sterling Heights, MI
- Existing Tenant with ~3 years of lease term remaining



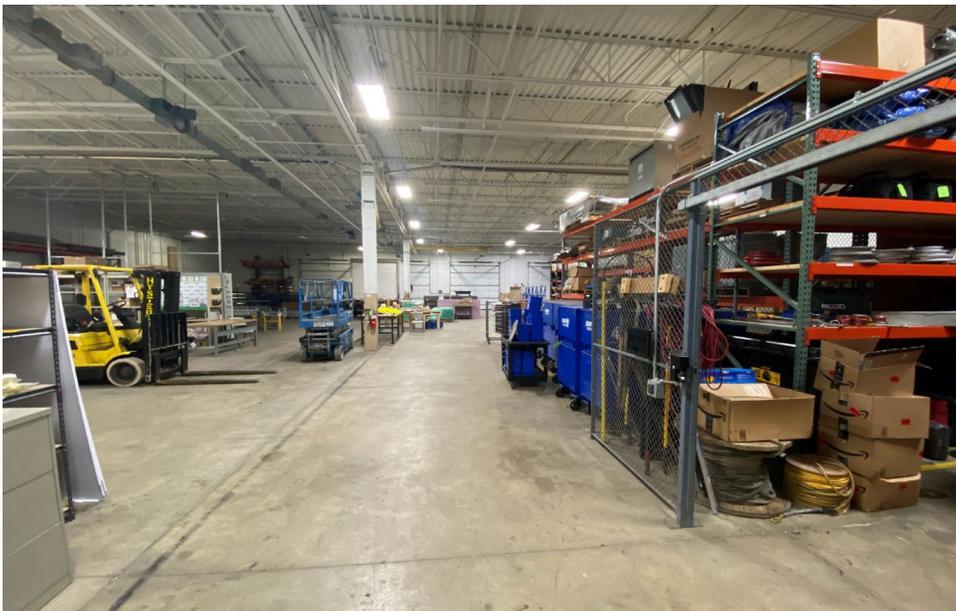
PROPERTY OVERVIEW

The building is an 18,216 SF, single story stand-alone building situated on approximately 1.32 acres of land located in the City of Sterling Heights, Michigan.

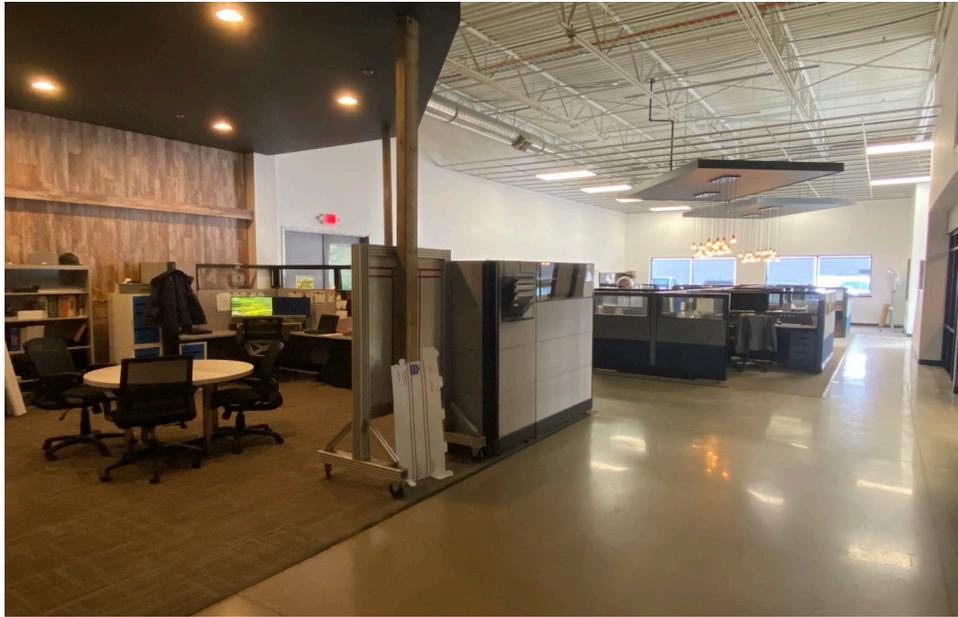
PROPERTY SUMMARY	
TOTAL BUILDING AREA	18,216 SF
OFFICE SF	6,246 SF
FLEX/WAREHOUSE SF	11,970 SF
YEAR BUILT / RENOVATED	1993 / 2018
ZONING	Light Industrial (M1)
SITE / PARCEL AREA	1.32 Acres
PARKING RATIO	2.36 / 1,000 SF (~43 Spaces)
CLEAR HEIGHT	17'
GRADE LEVEL DOORS	Four (4) total - 3 at 14'x14'; 1 at 12'x14'
TRUCK WELL(S)	None
CRANES	Two (2) jib cranes on columns
SPRINKLER SYSTEM	Yes
HEAT	Yes
POWER	1,000A / 240V Heavy
PARCEL ID NUMBER	10-10-04-176-018
SALE PRICE	Please contact brokers for details



PROPERTY PHOTOS

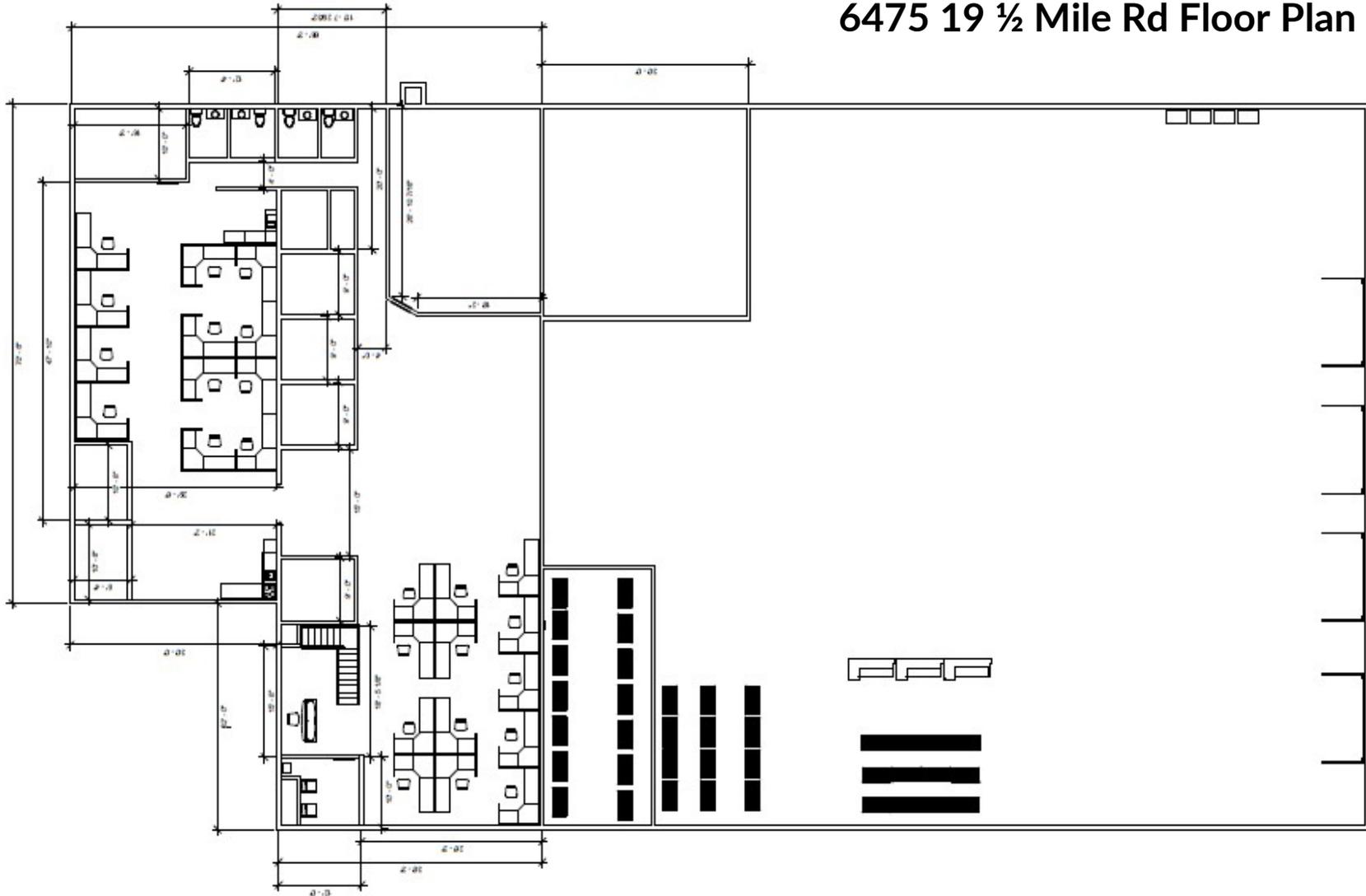


PROPERTY PHOTOS



FLOOR PLAN

6475 19 1/2 Mile Rd Floor Plan





FOR MORE INFORMATION CONTACT:

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