

55840 GRAND RIVER - LEASE

55840 Grand River, Lyon Township, MI 48165



FOR LEASE

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EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 55840 Grand River | Lyon Township, MI 48165



PROPERTY OVERVIEW

2,125 - 4,250 sf Warehouse Space with (2) 14' Overhead Doors

OFFERING SUMMARY

Lease Rate: \$7.00 SF/yr
CAM Charges: \$3.00 SF/yr
Building Size: 9,618 SF
Available SF: 2,125 - 4,250 SF
Year Built: 2000
Zoning: RO Research Office

PROPERTY HIGHLIGHTS

- 2,125 - 4,250 sf Available For Lease
- Warehouse Space w/ (2) 14' Overhead Doors
- Short Term or Long Term Lease Available
- Great Logistics to I96 Freeway
- Building is Under New Ownership
- Perfect for Contractors, Storage, or Industrial Users

BUILDING/PROPERTY INFORMATION: 55840 Grand River | Lyon Township, MI 48165

BUILDING INFORMATION

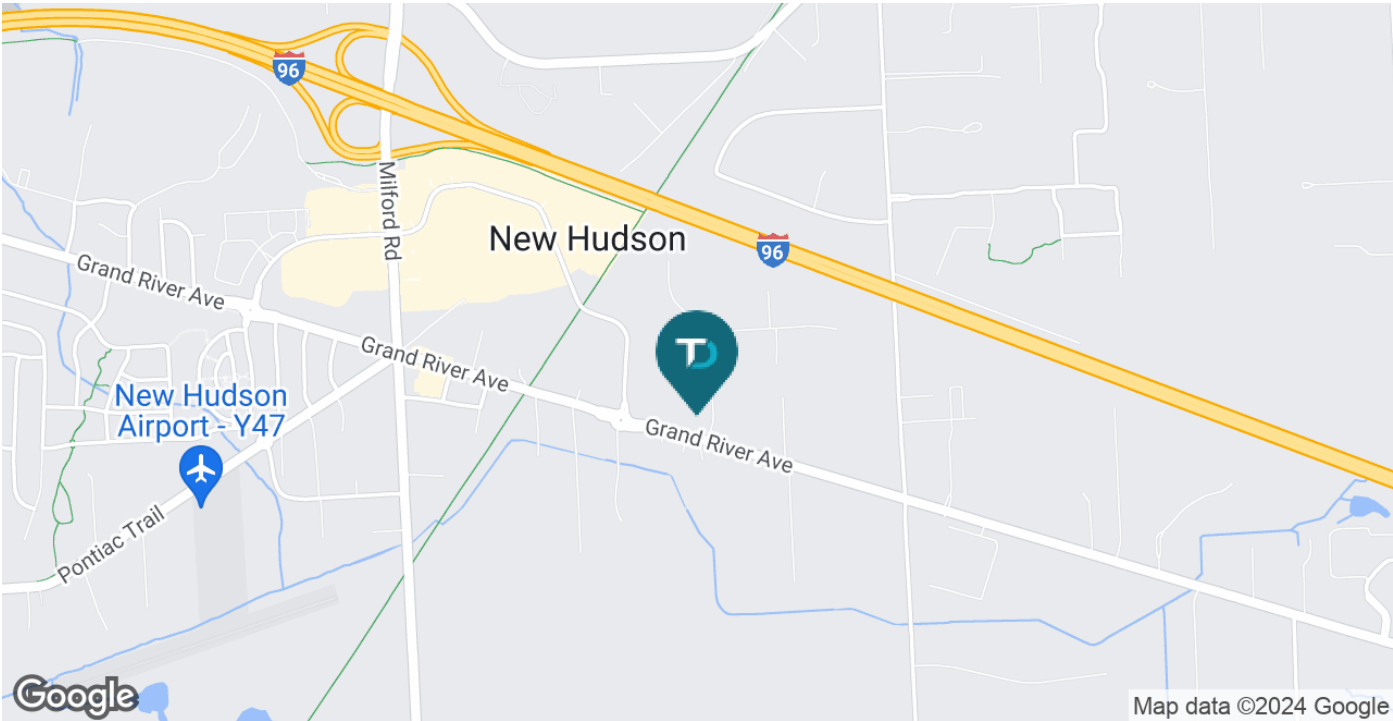
Building Size:	9,618 SF
Available Space:	2,125-4,250 SF
Year Built:	2000
Number of Floors:	1
Utilities:	Municipal Water & Septic (Sanitary Sewer available)
Parking Spaces:	30

PROPERTY INFORMATION

Property Type:	Industrial
Property Subtype:	Flex Space
Zoning	RO Research Office
Traffic Count:	Grand River Ave - 11,872 vpd
Legal Description:	Available Upon Request
APN:	21-23-401-001

LOCATION INFORMATION

Right off of i96 along Grand River Avenue in Lyon Township. Over 2,000 new residential unit actively in site plan approval within a 2 mile radius.



LEASE SPACES: 55840 Grand River | Lyon Township, MI 48165



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	2,125 - 4,250 SF	Lease Rate:	\$10.00 SF/yr

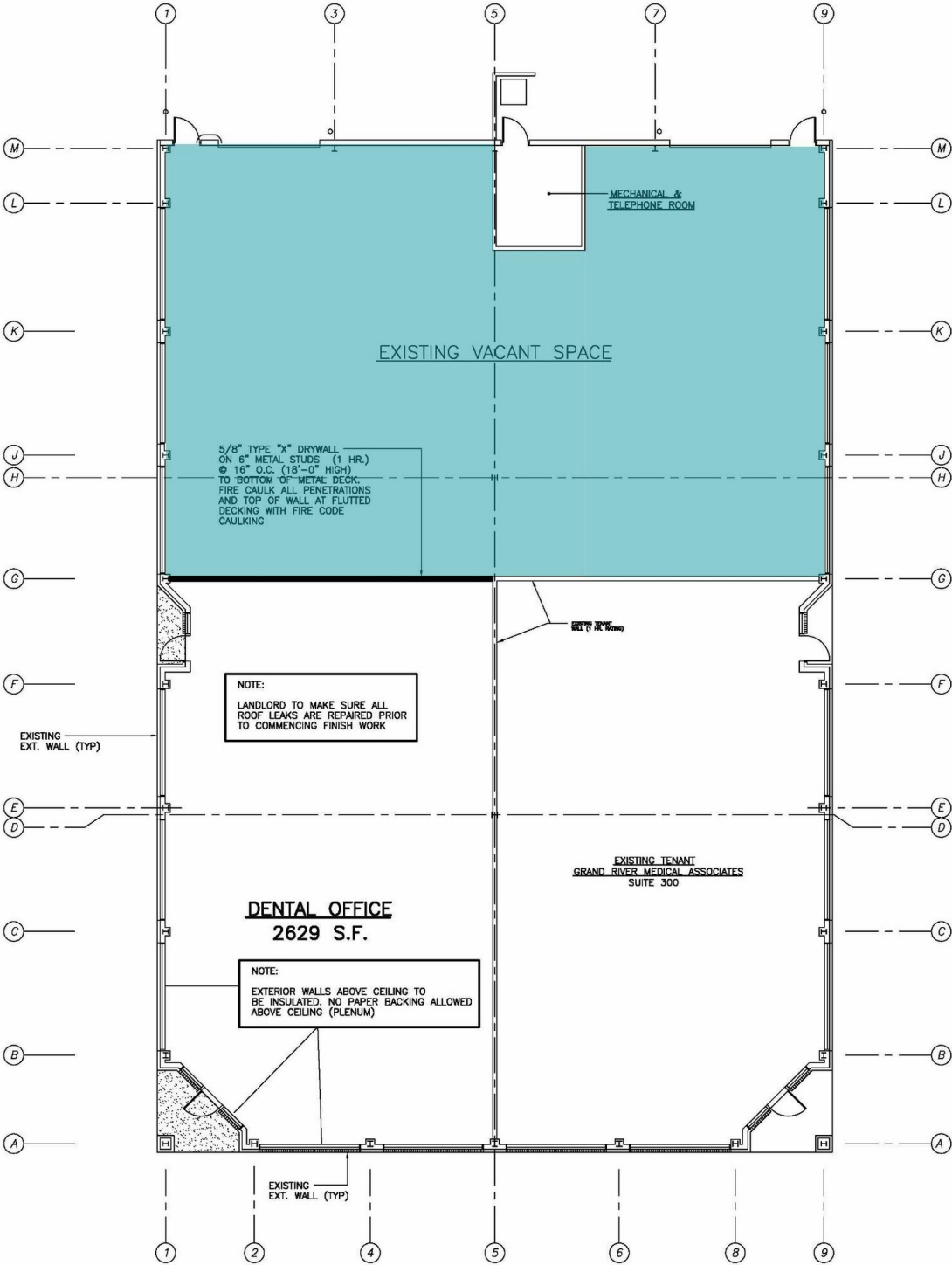
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
55840	Available	2,125 - 4,250 SF	Gross	\$10.00 SF/yr	-

ADDITIONAL PHOTOS: 55840 Grand River | Lyon Township, MI 48165



FLOORPLAN: 55840 Grand River | Lyon Township, MI 48165

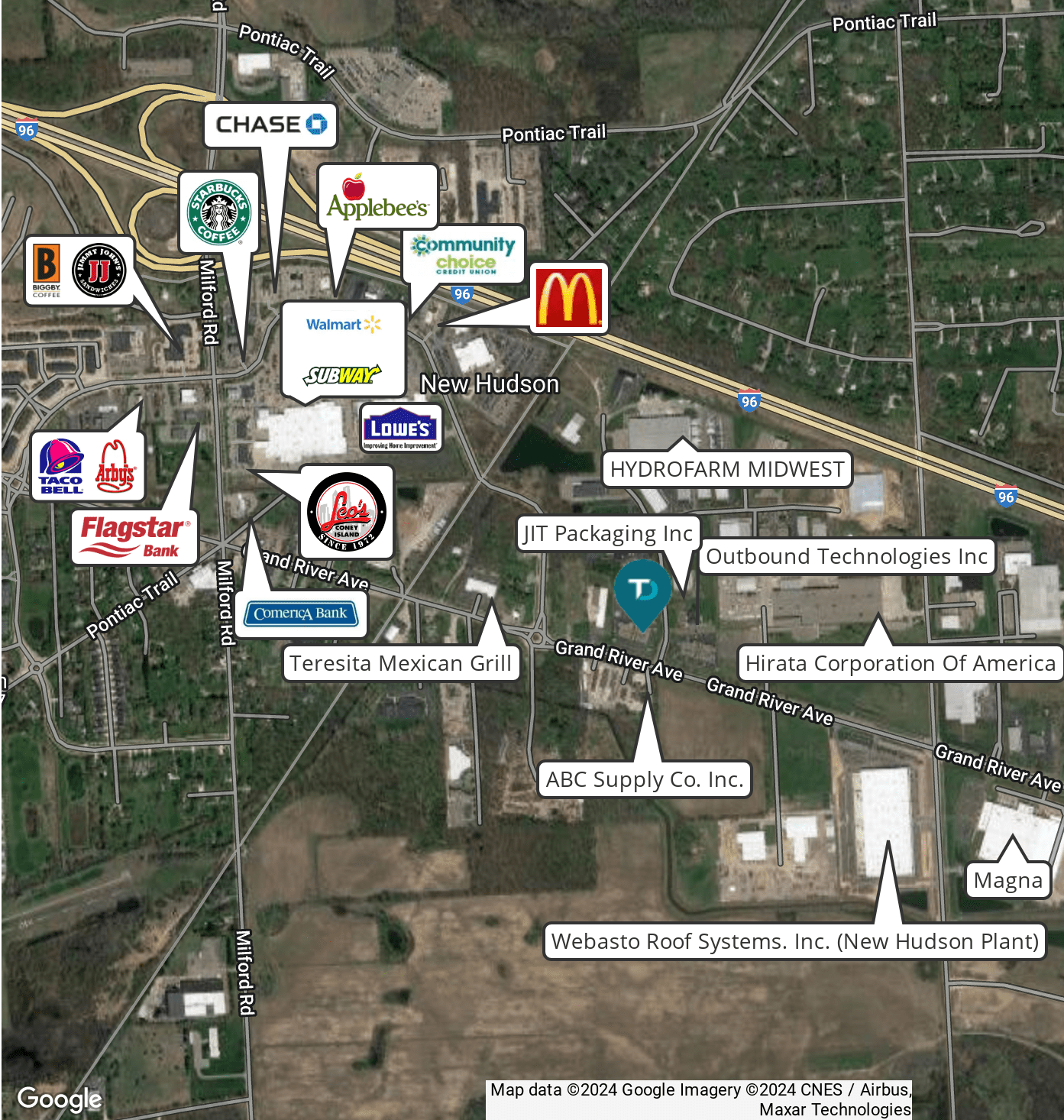




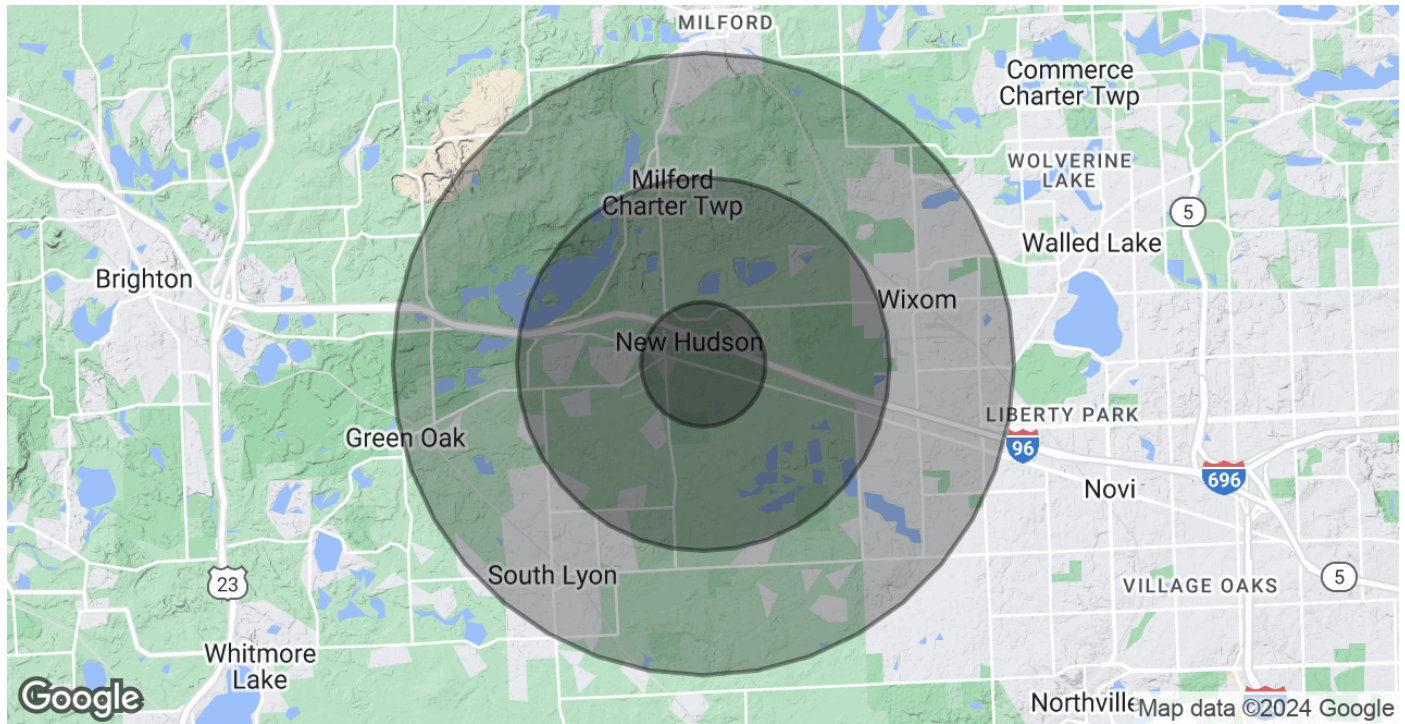
AERIAL MAP - 55840: 55840 Grand River | Lyon Township, MI 48165



RETAILER MAP: 55840 Grand River | Lyon Township, MI 48165



DEMOGRAPHICS MAP & REPORT: 55840 Grand River | Lyon Township, MI 48165



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	945	14,469	66,700
Average Age	40.6	39.7	39.7
Average Age (Male)	35.3	38.0	39.5
Average Age (Female)	44.8	41.1	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	367	5,608	26,946
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$124,177	\$112,208	\$109,235
Average House Value	\$368,460	\$285,631	\$260,149

2020 American Community Survey (ACS)