



FOR SALE OR LEASE

5500 Enterprise Court Warren, MI

Industrial/Flex Space Available

Property Highlights

- 53,900 Total SF on 3.93 Acres
- Heavy Office – Can Be Removed To Suit
- 17' Clearance Throughout Building
- Six (6) 12' x 14' Grade Level Doors
- 2,000A / 480V / 3-Phase
- New Roof – 2020 – 15 Year Warranty
- Fully Air Conditioned
- Zoned M-2 (Medium Industrial)
- I-696 One Mile South via Mound Road – Excellent Access to All of Metro Detroit
- Located Less than 0.5 Mile From US Army TACOM, Multiple Defense Contractors and GM Tech Center

CONTACT US

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Building Specifications



Highlights

- Heavy Office – Can Be Removed To Suit
- Designed as Quad-Plex Multi-Tenant With Great Flexibility Including Entrances and Utilities
- Wrought Iron Fencing, Boulders, and Electric Gates at Both Entrances and Exit
- Immaculately Maintained – Occupied by US Army Since 2008
- I-696 One Mile South via Mound Road – Excellent Access to All of Metro Detroit

Gross SF: 53,900

Year Built: 1989

Clear Ceiling Height: 17' Throughout

Grade Level Doors: Six (6) 12' x 14'

Roof: New – 2020
15 Year Warranty

Power: 2,000A / 480V / 3-Phase

Financials

Pricing Inquire With Broker

Annual Property Taxes:

2025 Summer \$77,972.82

2025 Winter \$1,767.09

Property Taxes Per SF: \$1.48

HVAC: Fully Air Conditioned

Zoning: M-2 (Medium Industrial)

Parking: 228 Spaces

Parcel Id: 12-13-17-229-016

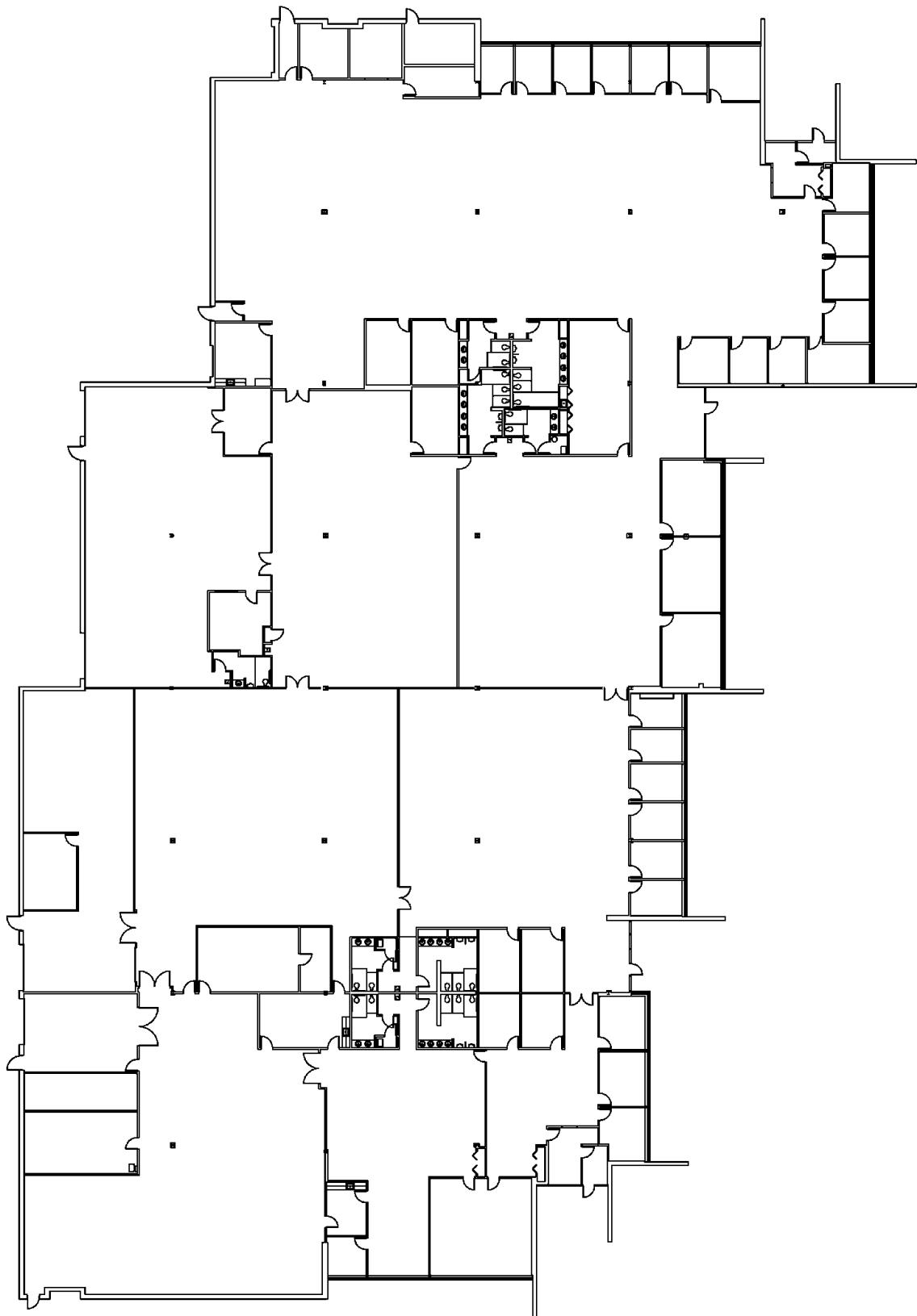
Acreage: 3.93 Acres

Crossroads: Mound Road / 12 Mile Road

INDUSTRIAL/FLEX AVAILABLE

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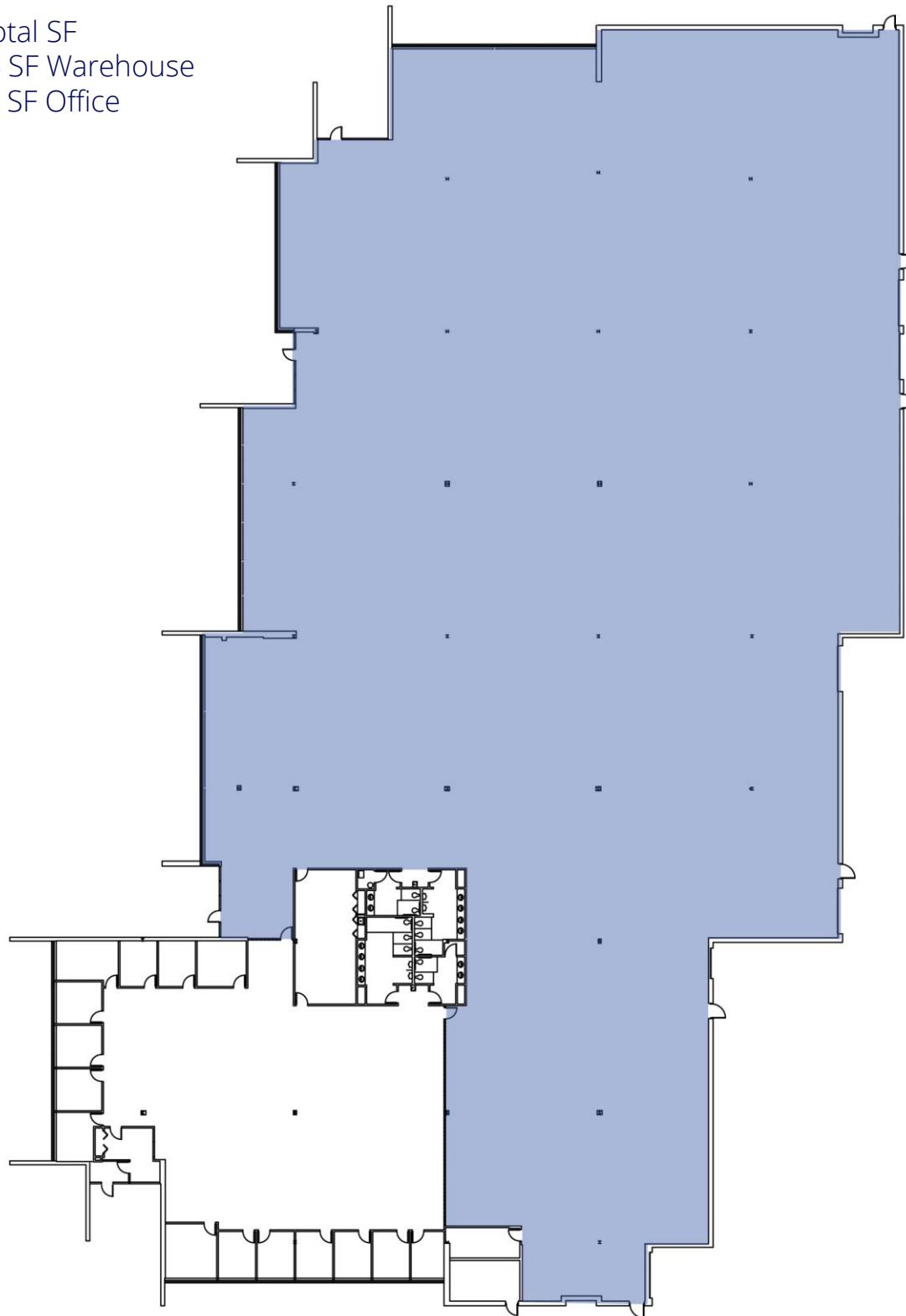
Floor Plan - As Built



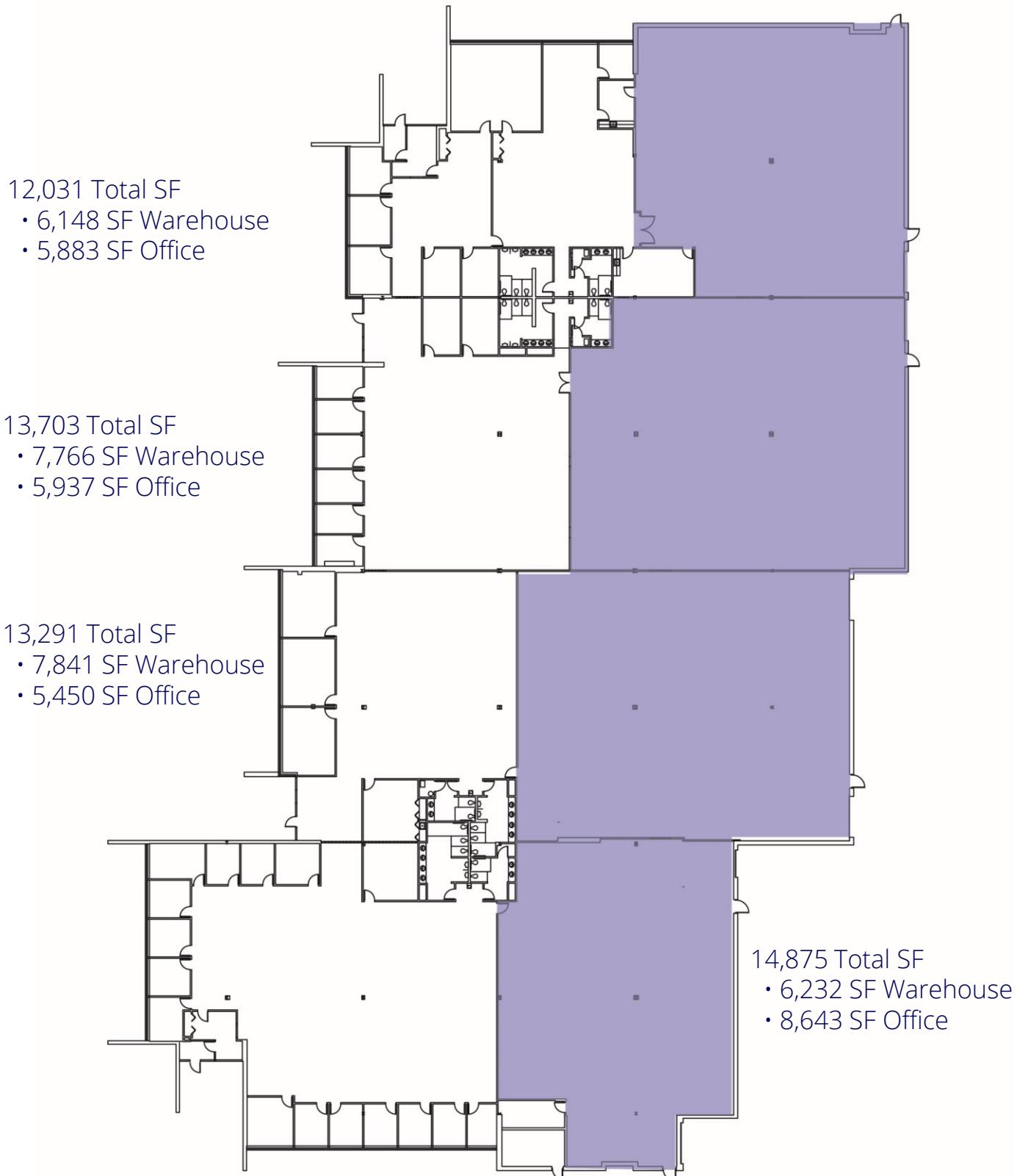
Floor Plan - Single Tenant (Post Demo)

53,900 Total SF

- 44,476 SF Warehouse
- 9,424 SF Office



Floor Plan - Quad Plex (Post Demo)



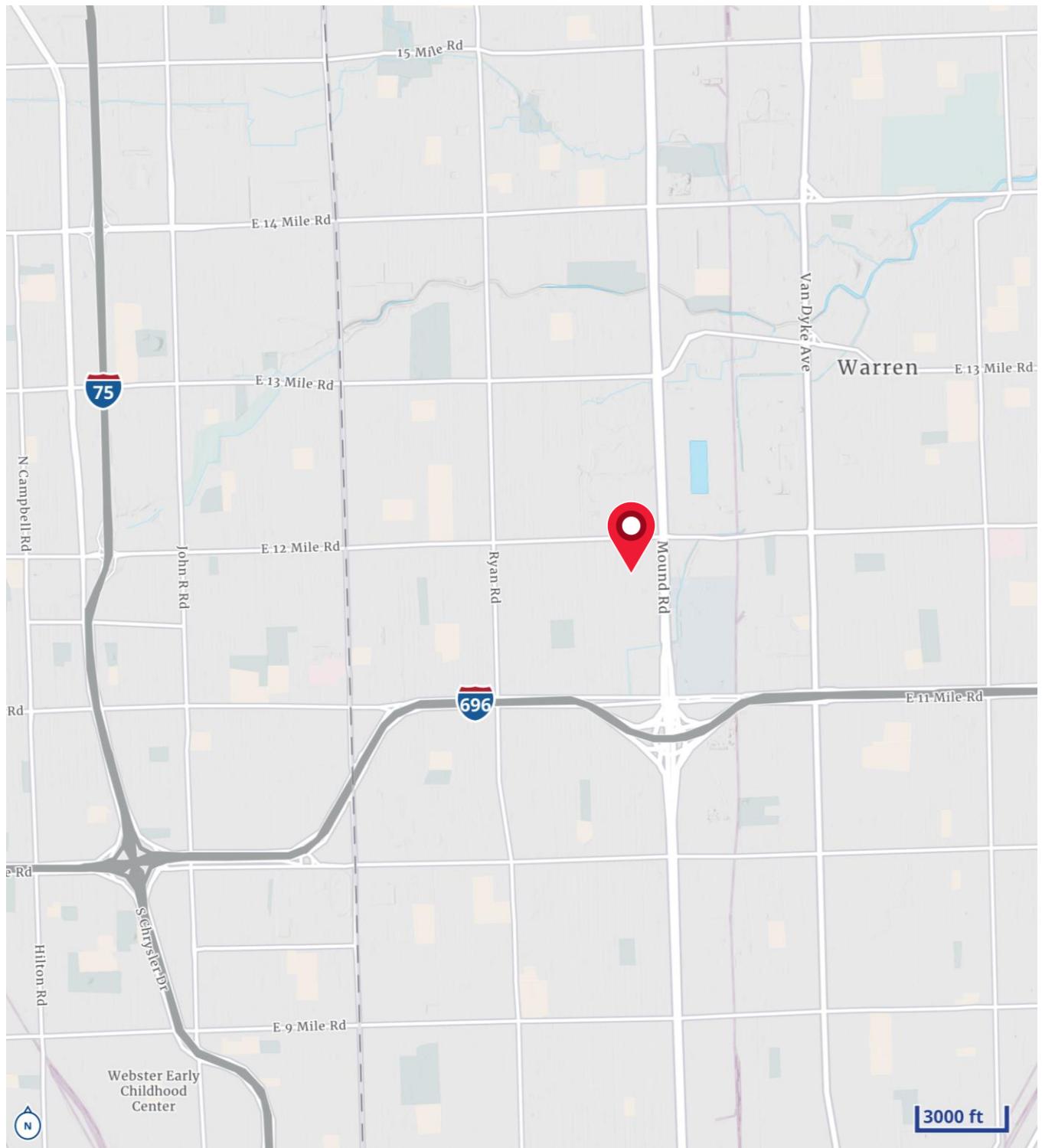
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Property Aerial



Location Map



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