



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

<b>Gross SF:</b>	53,900
<b>Year Built:</b>	1989
<b>Clear Ceiling Height:</b>	17' Throughout
<b>Grade Level Doors:</b>	Six (6) 12' x 14'
<b>Roof:</b>	New – 2020 15 Year Warranty
<b>Power:</b>	2,000A / 480V / 3-Phase

## Financials

**Pricing** [Inquire With Broker](#)

### Annual Property Taxes:

**2025 Summer** \$77,972.82

**2025 Winter** \$1,767.09

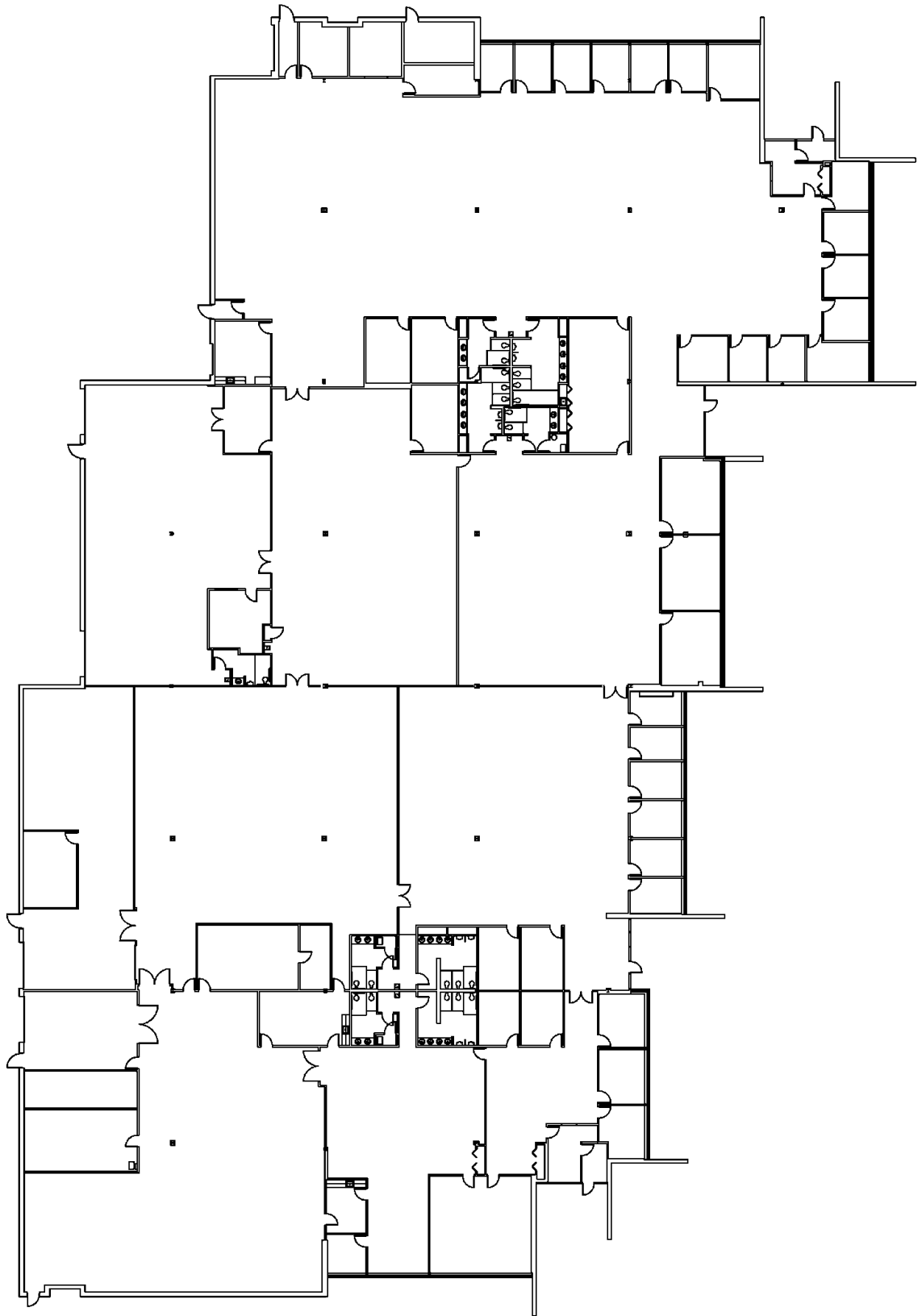
**Property Taxes Per SF:** \$1.48

<b>HVAC:</b>	Fully Air Conditioned
<b>Zoning:</b>	M-2 (Medium Industrial)
<b>Parking:</b>	228 Spaces
<b>Parcel Id:</b>	12-13-17-229-016
<b>Acreage:</b>	3.93 Acres
<b>Crossroads:</b>	Mound Road / 12 Mile Road

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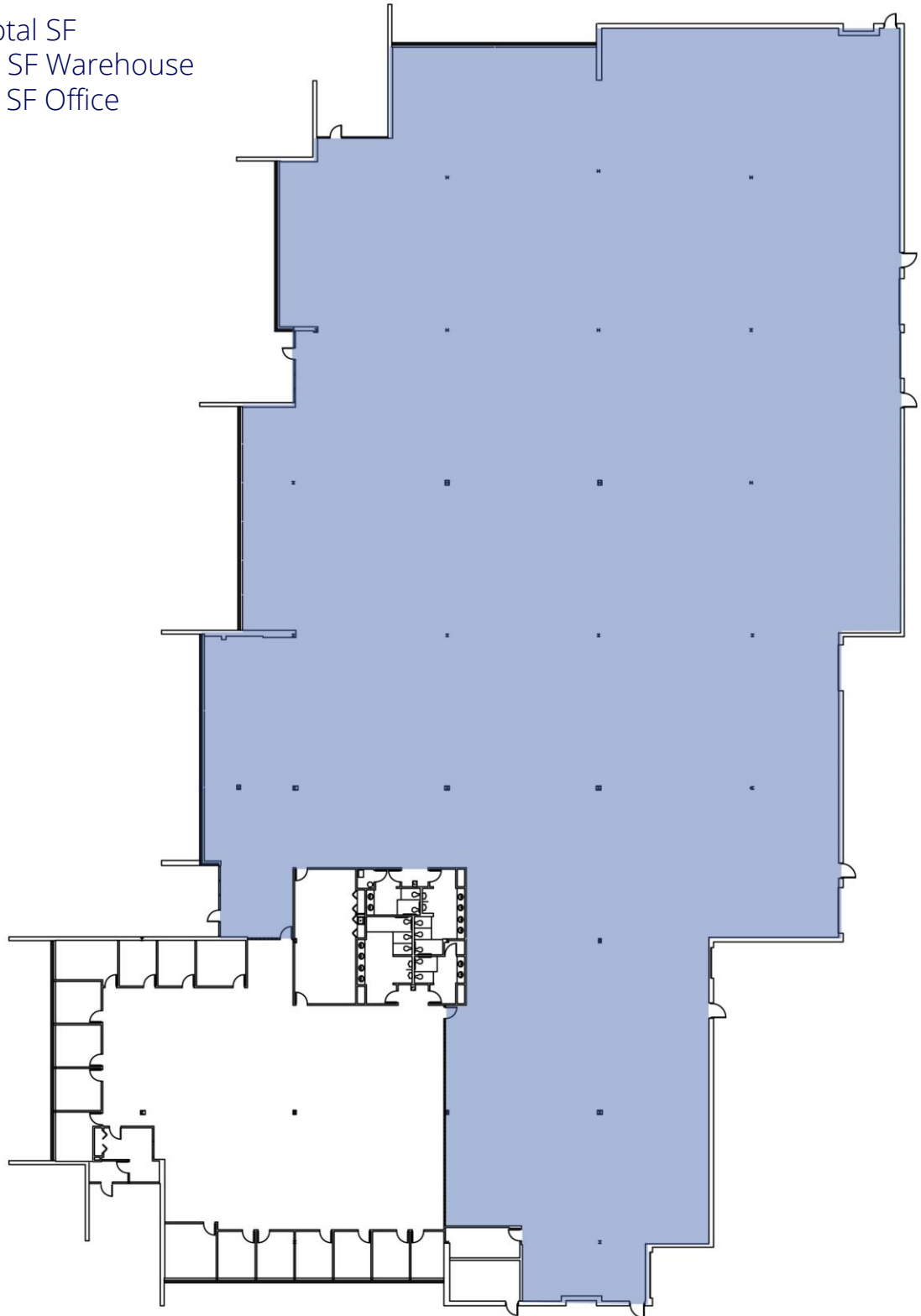
## Floor Plan – As Built



## Floor Plan – Single Tenant (Post Demo)

53,900 Total SF

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



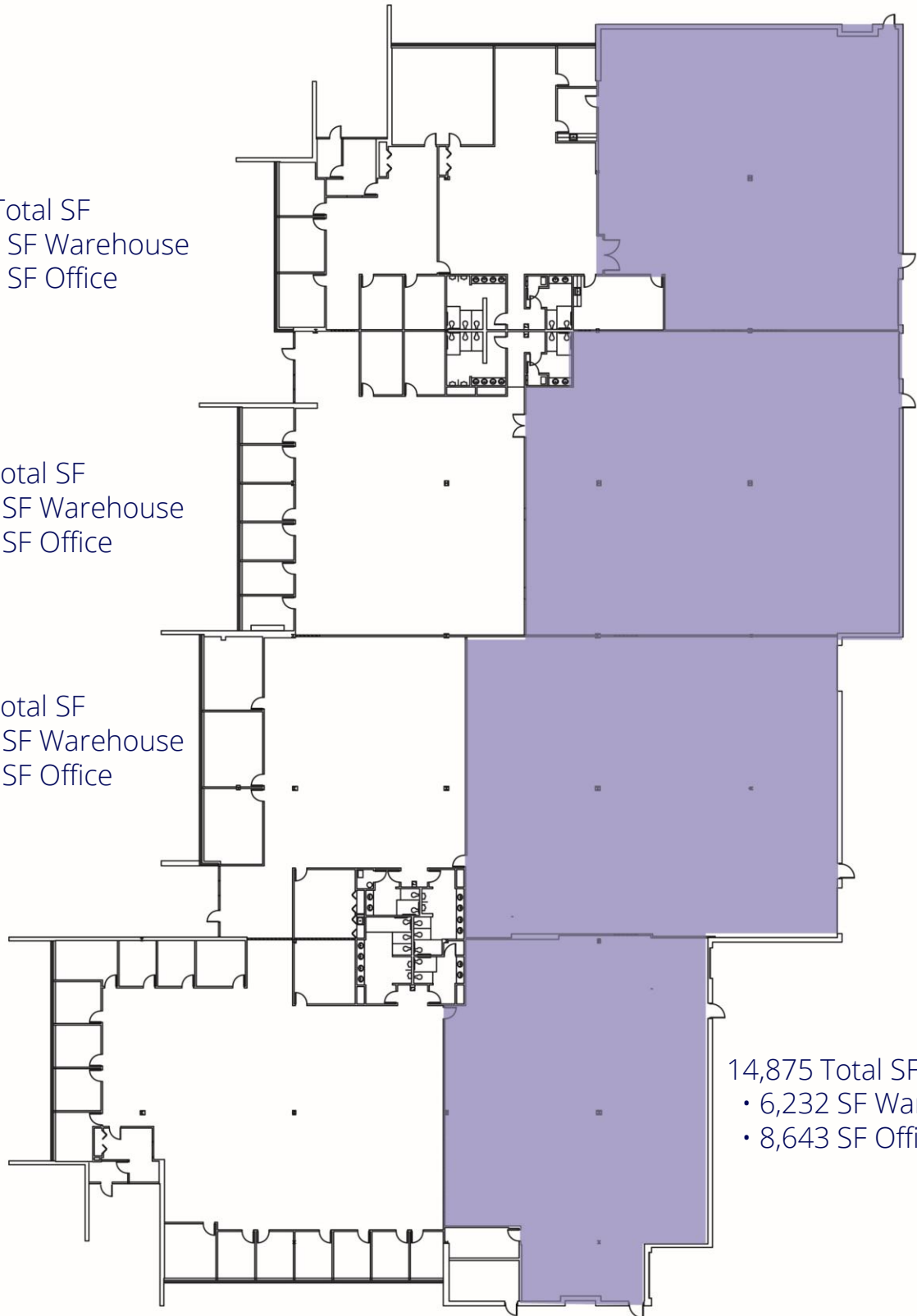
## Floor Plan – Quad Plex (Post Demo)

12,031 Total SF  
• 6,148 SF Warehouse  
• 5,883 SF Office

13,703 Total SF  
• 7,766 SF Warehouse  
• 5,937 SF Office

13,291 Total SF  
• 7,841 SF Warehouse  
• 5,450 SF Office

14,875 Total SF  
• 6,232 SF Warehouse  
• 8,643 SF Office

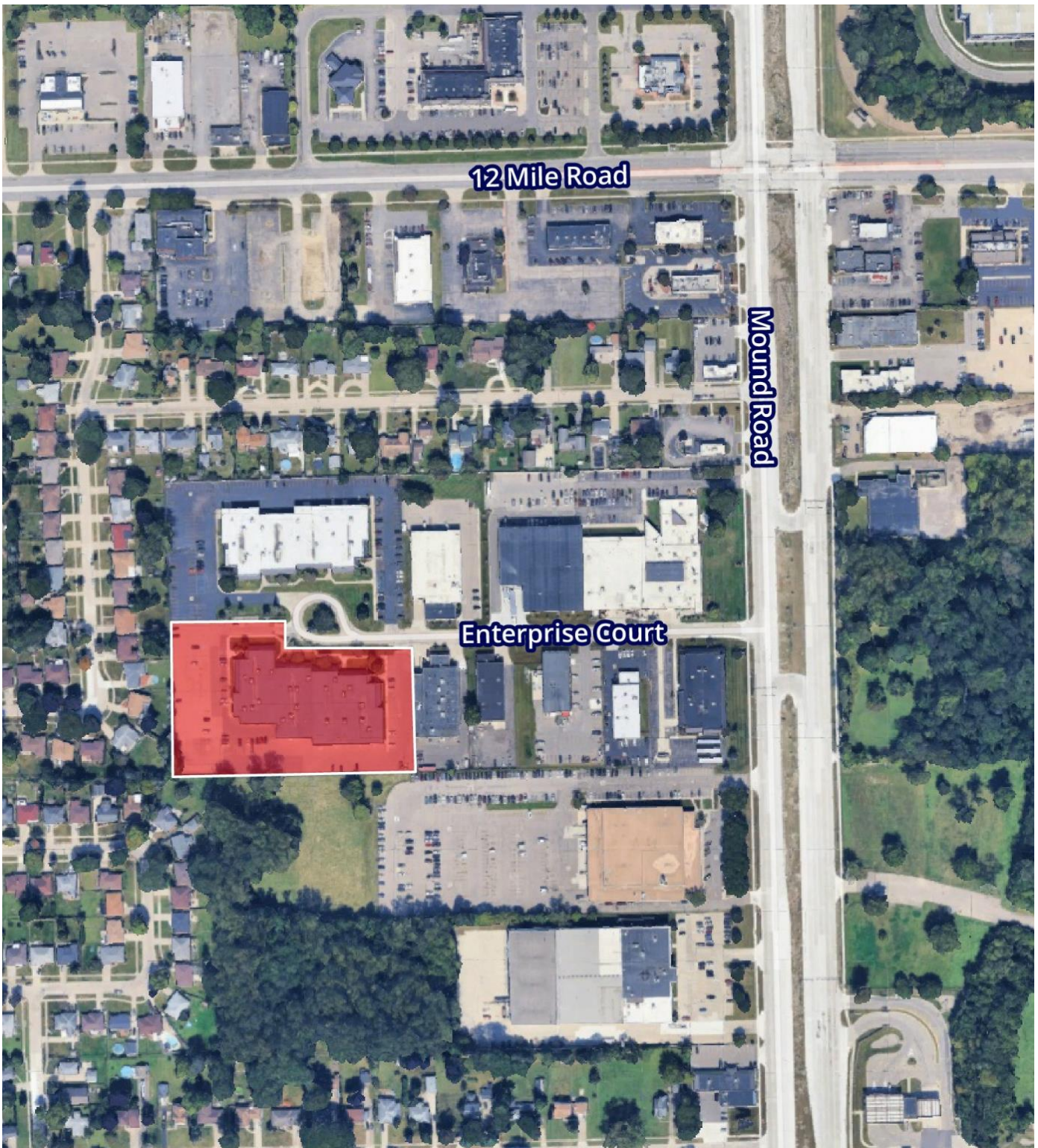




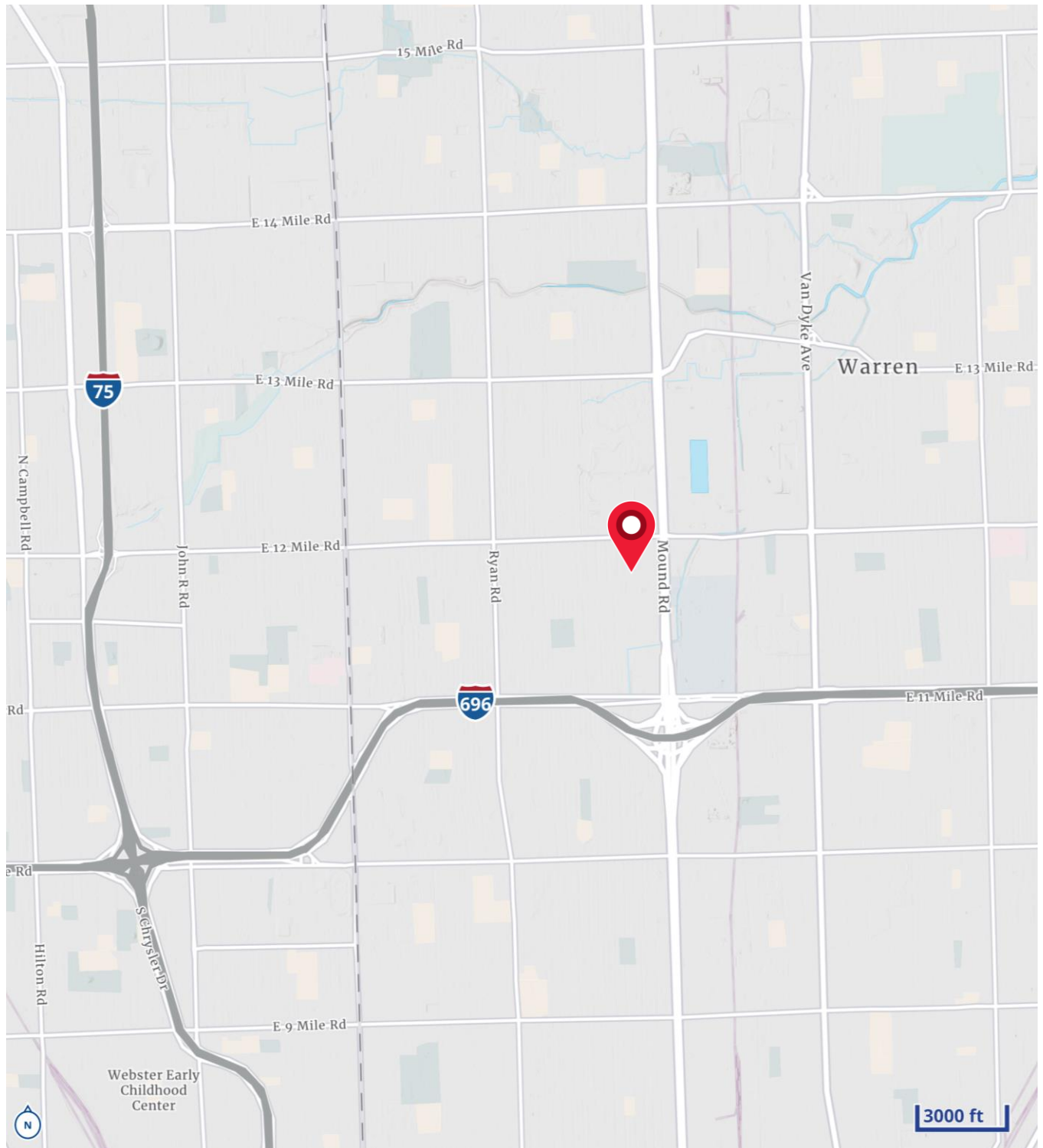
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## Property Aerial



## Location Map



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