

8710 N. CUSTER ROAD
MONROE, MI 48162
(RAISINVILLE TOWNSHIP)

INDUSTRIAL BUILDINGS FOR LEASE
29,000 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

MONROE INDUSTRIAL/OFFICE



VIEW 360° TOURS



WAREHOUSE



OFFICE

GENERAL INFORMATION

AVAILABLE SUITES

	SIZE	RATE
Warehouse space	24,000 sf	\$5.25/sf NNN
Office space	5,000 sf	\$9.00/sf NNN
Entire complex	29,000 sf	\$6.25/sf NNN

Building Size: 29,000 sf (3 buildings)

Number of Stories: 1 story flex building; 2 story office

Year Constructed: 1964 & 2014 (renovated & new office)

Condition: Excellent

Lot Dimensions: Approximately 300' x 585'

Acreage: 4

Closest Cross Street: West of Ida Maybee Rd. & north of M-50

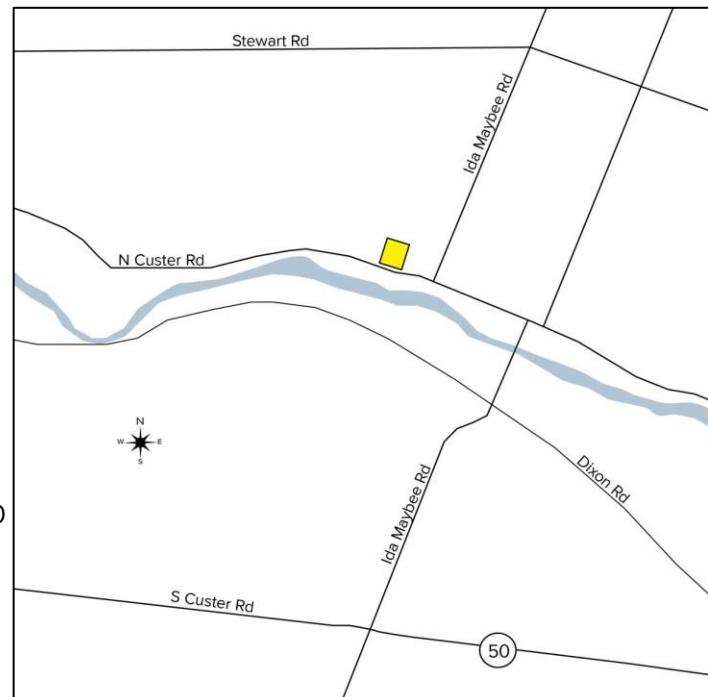
County: Monroe

Zoning: M - Manufacturing

Parking: Concrete lot & stoned yard

Curb Cuts: 2

Street: 2 lane, 2 way



For more information, please contact:

ROB KELEGHAN, SIOR

(419) 249 6323 or (419) 680 7663

rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR

(419) 249 6311 or (419) 290 8334

kfields@signatureassociates.com

SIGNATURE ASSOCIATES

Four SeaGate, Suite 608

Toledo, Ohio 43604

www.signatureassociates.com

BUILDING SPECIFICATIONS

Office Space:	5,000 sf (2,500 sf per floor)
Shop Space:	24,000 sf
Exterior Walls:	Shop – steel clad; Office – dryvit
Structural System:	Pole barn style, steel & wood
Roof:	Standing seam metal & wood joist
Floors:	Concrete slab
Floor Coverings	Shop – epoxy Office – Italian stone & hardwood
Ceiling Height:	14'
Basement:	No
Heating:	3 GFA units in office; suspended co-ray-vac radiant heat in shop with insulated ceiling and walls
Air Conditioning:	3 zones in office building; shop office has A/C
Power:	800 Amps at 480 Volts and 208 3 phase 4 wire
Security System:	Office – alarm; shop – alarm and camera. High tech security with cameras and keyless entry system
Restrooms:	3 in office; 1 in shop area
Overhead Door:	5 total – 24' x 14', 40' x 13', 16' x 14', 14' x 9' (former truck well) & 14' x 11' 6"
Truck Well/Dock:	Filled in on west side
Sprinklers:	No – interior firewall
Rail:	No
Cranes:	No
Floor Drains:	2 in northwest corner of shop
Lighting:	Updated LED lights

BUILDING INFORMATION

Current Occupant:	Office-Vacant Warehouse-Occupied
Occupancy Date:	Office–Negotiable Warehouse-Oct. 2025
Sign on Property:	Yes
Key Available:	Call listing agents

LEASE DETAILS

Term:	5 - 10 years
Security Deposit:	2 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable

Tenant Responsibilities: Utilities, taxes, insurance and common area maintenance including landscaping and snow removal. NNN charges: Taxes & Insurance \$.93/SF annually and CAM \$.57/SF annually.

2023 REAL ESTATE TAXES

Parcel:	13-470-013-00
Winter Taxes:	\$14,653.53
Summer Taxes:	\$4,582.59
Total Annual Taxes:	\$19,236.12



For more information, please contact:

ROB KELEGHAN, SIOR

(419) 249 6323 or (419) 680 7663

rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR

(419) 249 6311 or (419) 290 8334

kfields@signatureassociates.com

SIGNATURE ASSOCIATES

Four SeaGate, Suite 608

Toledo, Ohio 43604

www.signatureassociates.com

8710 N. Custer Road, Monroe, MI 48162

Industrial Buildings For Lease

29,000
Square Feet
AVAILABLE



Comments:

- Exceptional office built in 2014 and shop completely renovated in 2014. Modern open layout with high-end finishes.
- Office has 5 executive offices, luxury owner suite, reception area, 3 restrooms, kitchenette, ample storage & conference room.
- Shop area has locker room, bathroom with shower, 3 mezzanines, tool crib, additional storage and dispatch office.
- 2 air compressors
- Updated LED lighting
- 42" exhaust fan in east building on north side and 3 ventilation fans with filtration.
- SPF insulation throughout.
- Perfect for R & D, manufacturing, transportation or fabrication.
- Survey and environmental report available.
- New concrete, stone, and landscaping.
- 8 Miles to US-23 (Exit 17) and 10 miles to I-75 (Exit 18)



Landlord will install a portable dock for qualified tenants.

For more information, please contact:

ROB KELEGHAN, SIOR

(419) 249 6323 or (419) 680 7663

rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR

(419) 249 6311 or (419) 290 8334

kfields@signatureassociates.com

SIGNATURE ASSOCIATES

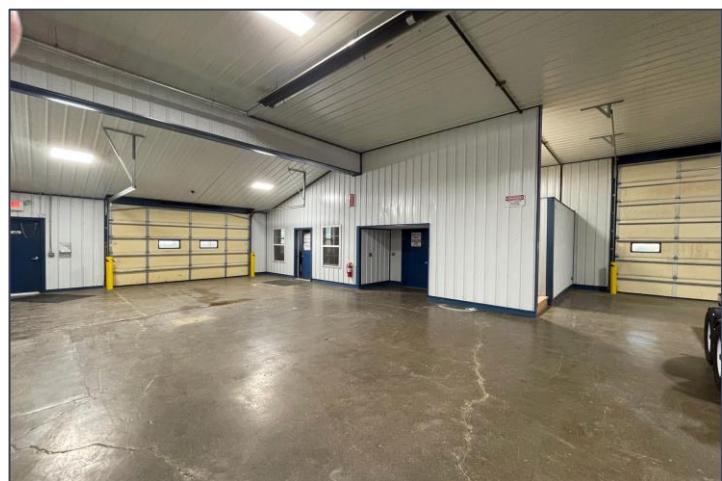
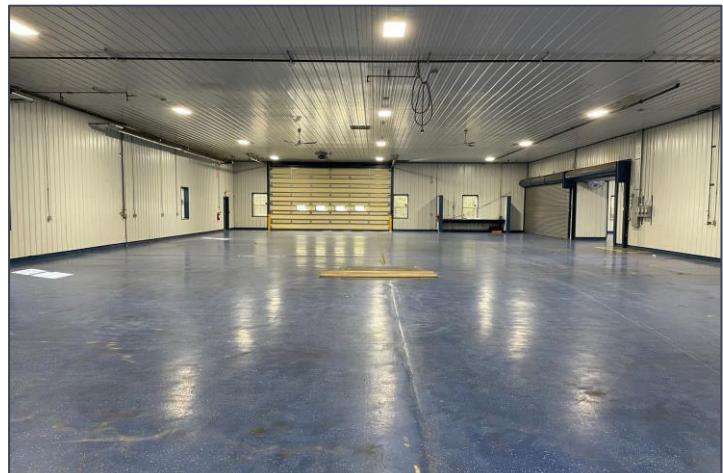
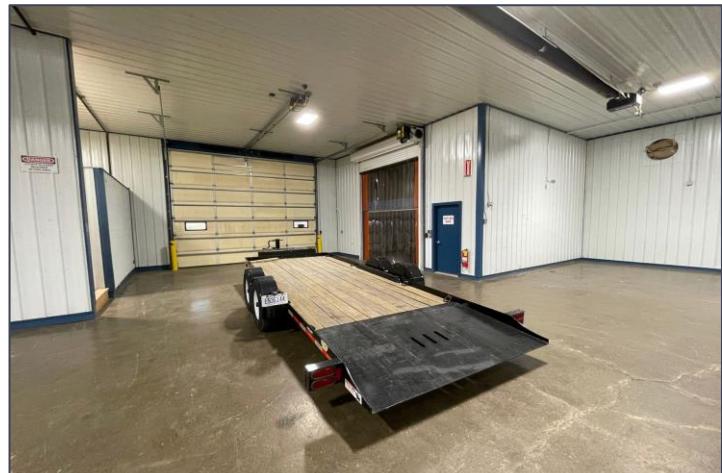
Four SeaGate, Suite 608
Toledo, Ohio 43604

www.signatureassociates.com

8710 N. Custer Road, Monroe, MI 48162

Industrial Buildings For Lease

29,000
Square Feet
AVAILABLE



For more information, please contact:

ROB KELEGHAN, SIOR

(419) 249 6323 or (419) 680 7663

rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR

(419) 249 6311 or (419) 290 8334

kfields@signatureassociates.com

SIGNATURE ASSOCIATES

Four SeaGate, Suite 608

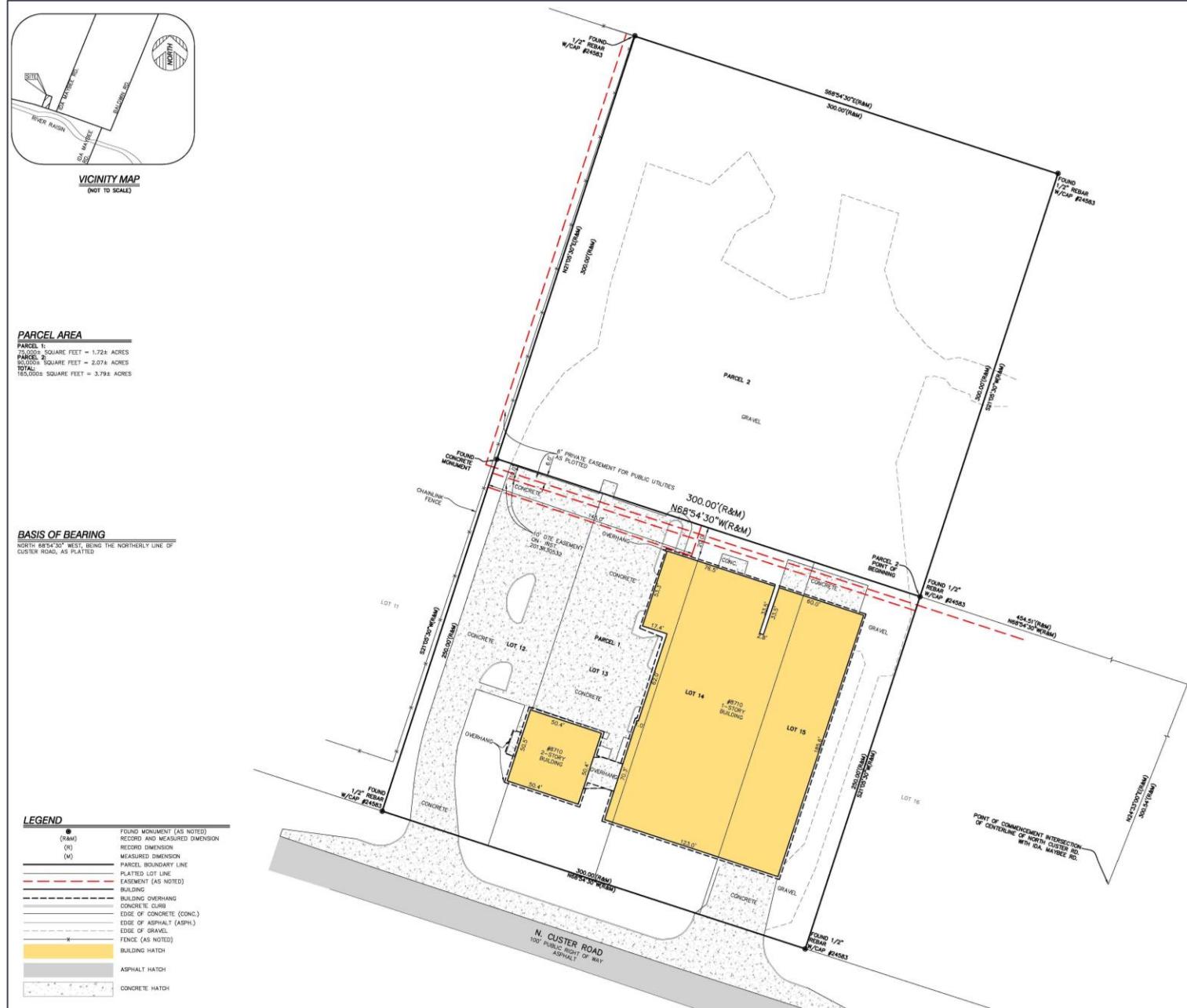
Toledo, Ohio 43604

www.signatureassociates.com

8710 N. Custer Road, Monroe, MI 48162

29,000
Square Feet
AVAILABLE

Industrial Buildings For Lease



For more information, please contact:

ROB KELLY, SIOR

(419) 249 6323 or (419) 680 7663

rkeleghan@signatureassociates.com

KFFNAN FIFI DS. SIOR

(419) 249 6311 or (419) 290 8334

kfields@signatureassociates.com

SIGNATURE ASSOCIATES

Four SeaGate, Suite 608

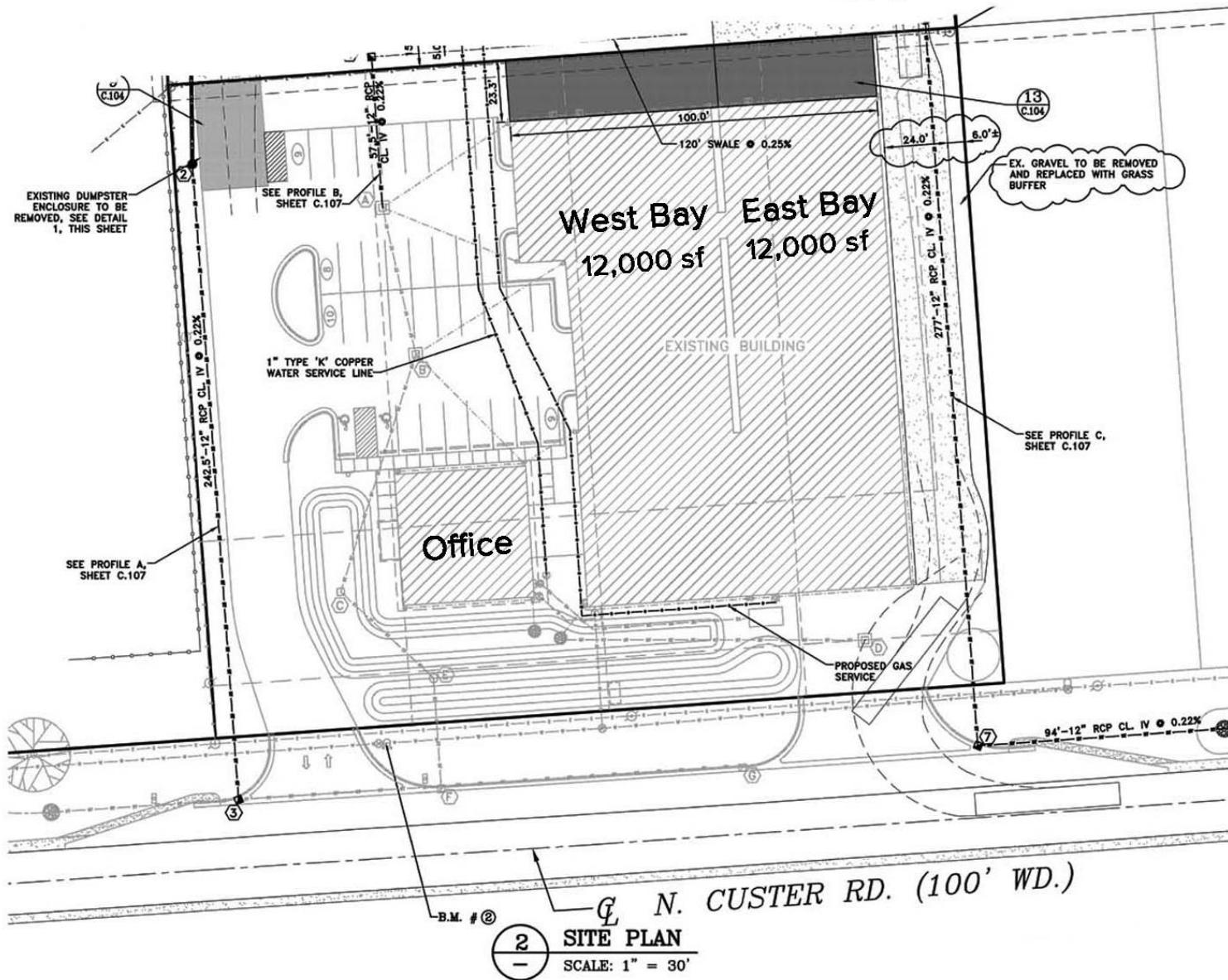
Toledo, Ohio 43604

www.signatureassociates.com

8710 N. Custer Road, Monroe, MI 48162

Industrial Buildings For Lease

29,000
Square Feet
AVAILABLE



For more information, please contact:

ROB KELEGHAN, SIOR

(419) 249 6323 or (419) 680 7663

rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR

(419) 249 6311 or (419) 290 8334

kfields@signatureassociates.com

SIGNATURE ASSOCIATES

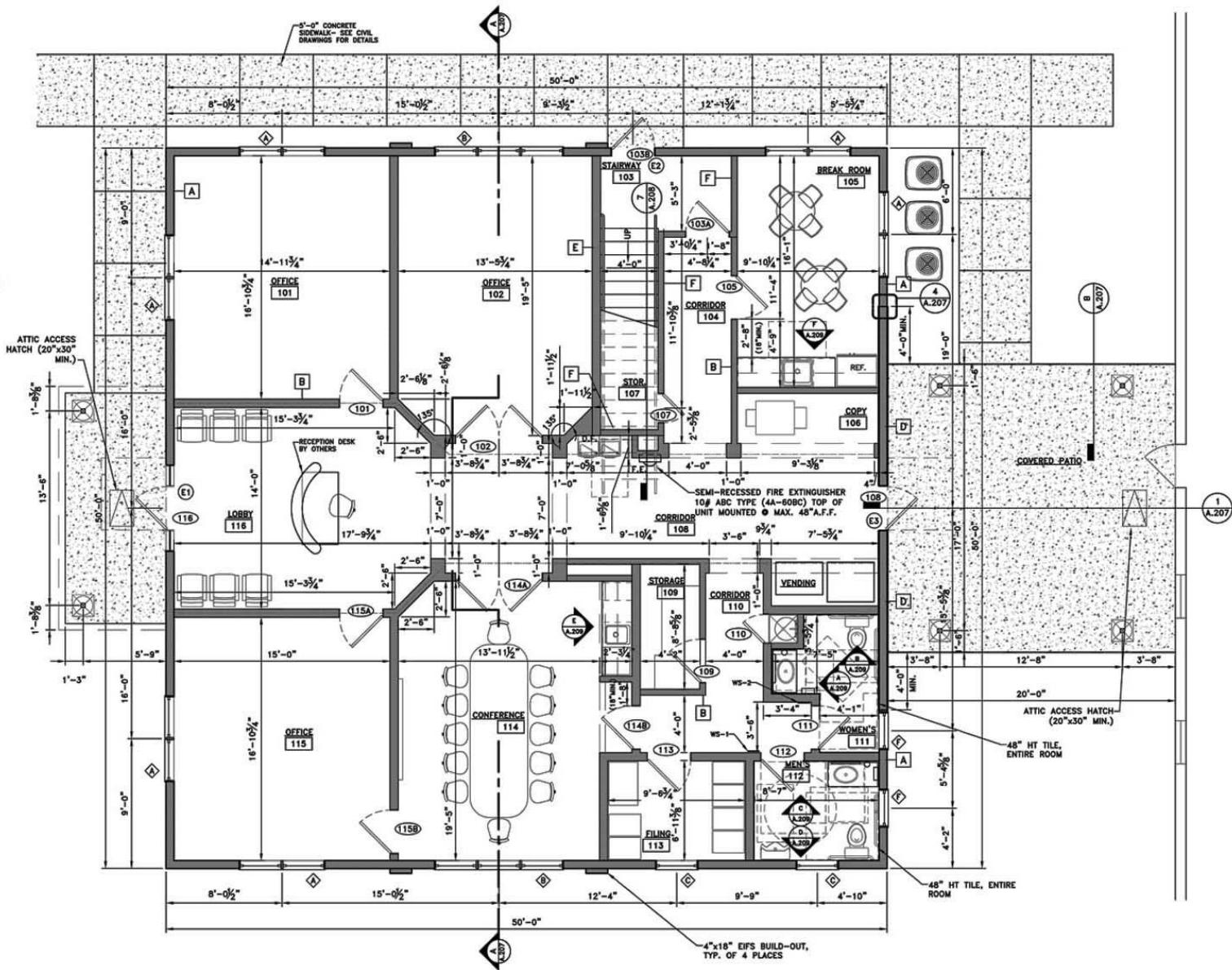
Four SeaGate, Suite 608
Toledo, Ohio 43604

www.signatureassociates.com

8710 N. Custer Road, Monroe, MI 48162

29,000
Square Feet
AVAILABLE

First Floor Office



For more information, please contact:

ROB KELLY, SIOR

(419) 249 6323 or (419) 680 7663

rkeleghan@signatureassociates.com

KFFNAN FIFI DS. SIOR

(419) 249 6311 or (419) 290 8334

kfields@signatureassociates.com

SIGNATURE ASSOCIATES

Four SeaGate Suite 608

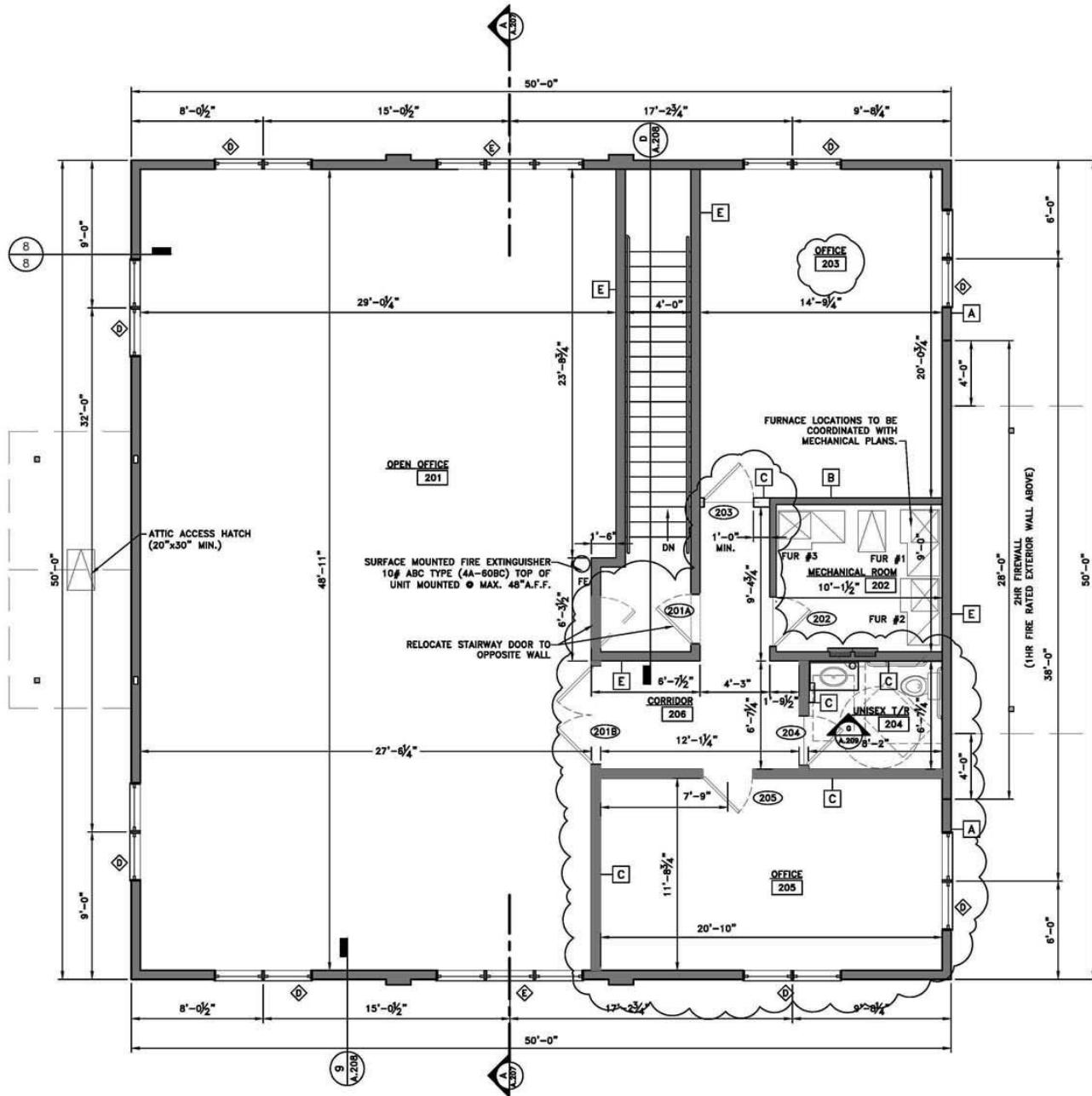
SeaGate, Suite 608
Toledo, Ohio 43604

Toledo, Ohio 43604
www.signatureassociates.com

8710 N. Custer Road, Monroe, MI 48162

29,000
Square Feet
AVAILABLE

Second Floor Office



For more information, please contact:

ROB KELEGHAN, SIOR

(419) 249 6323 or (419) 680 7663

rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR

(419) 249 6311 or (419) 290 8334

kfields@signatureassociates.com

SIGNATURE ASSOCIATES

Four SeaGate, Suite 608

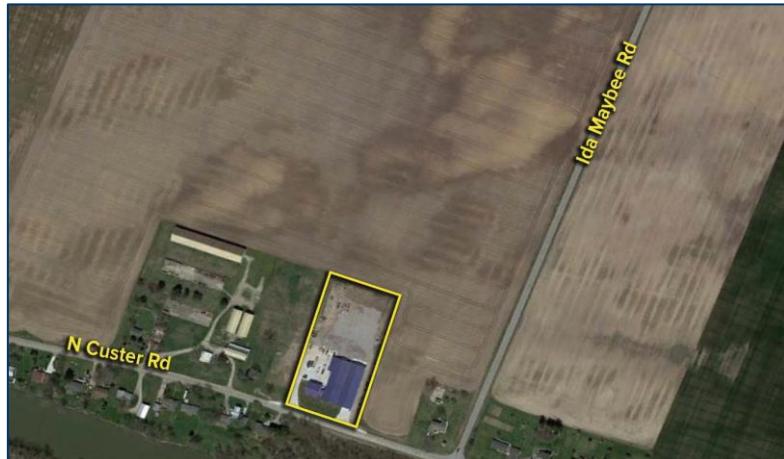
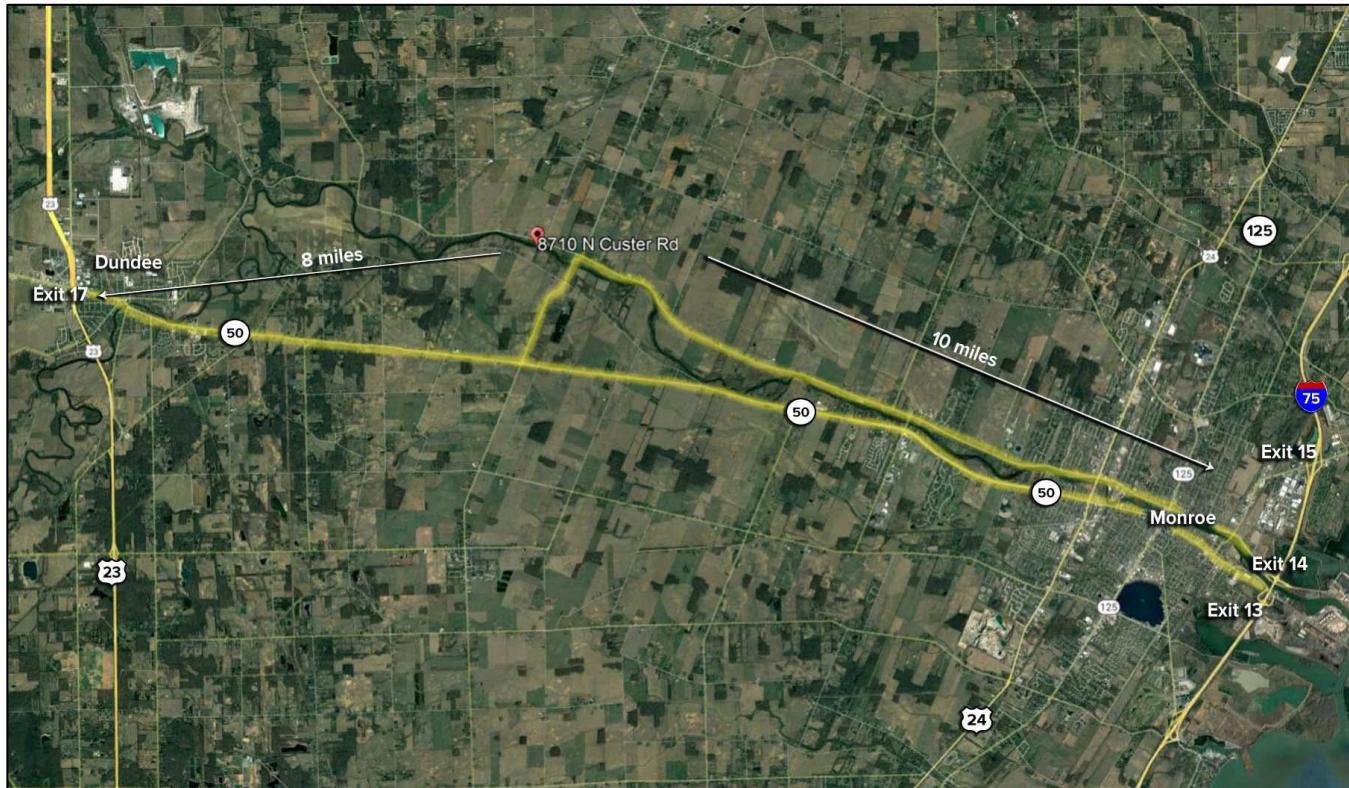
Toledo, Ohio 43604

www.signatureassociates.com

8710 N. Custer Road, Monroe, MI 48162

Industrial Buildings For Lease

29,000
Square Feet
AVAILABLE



DISTANCE FROM 8710 N. CUSTER ROAD

8 MILES	US-23 (Exit 17) - Dundee, MI
10 MILES	I-75 (Exit 14) - Monroe, MI

For more information, please contact:

ROB KELEGHAN, SIOR

(419) 249 6323 or (419) 680 7663

rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR

(419) 249 6311 or (419) 290 8334

kfields@signatureassociates.com

SIGNATURE ASSOCIATES

Four SeaGate, Suite 608
Toledo, Ohio 43604

www.signatureassociates.com