

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

INDUSTRIAL BUILDINGS FOR LEASE
29,000 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

MONROE INDUSTRIAL/OFFICE



VIEW 360° TOURS



WAREHOUSE



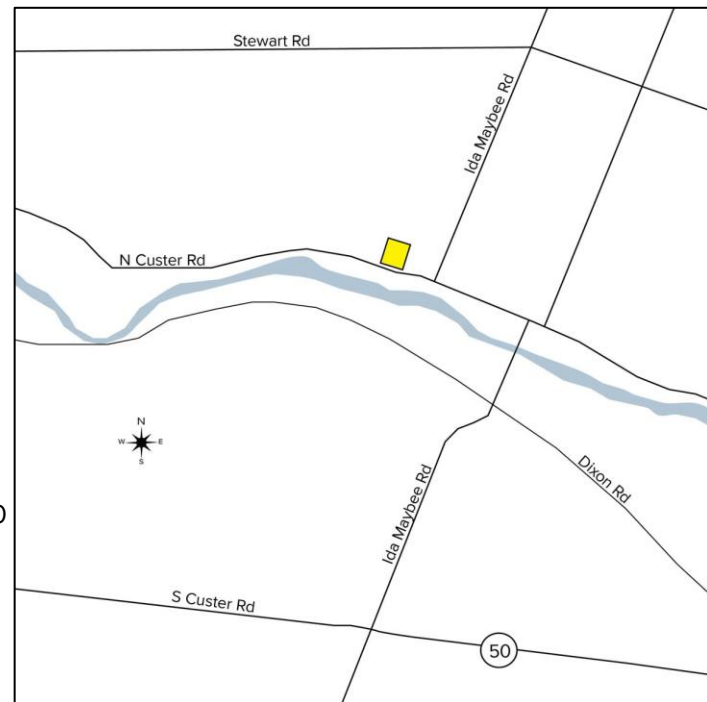
OFFICE

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
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Four SeaGate, Suite 608
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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



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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.

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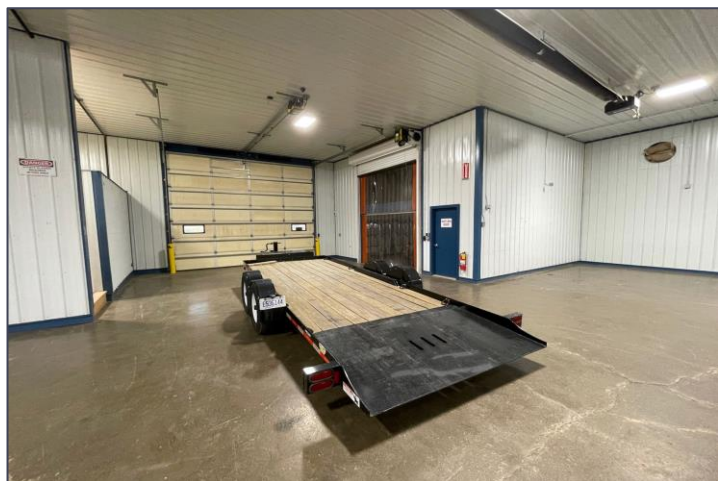
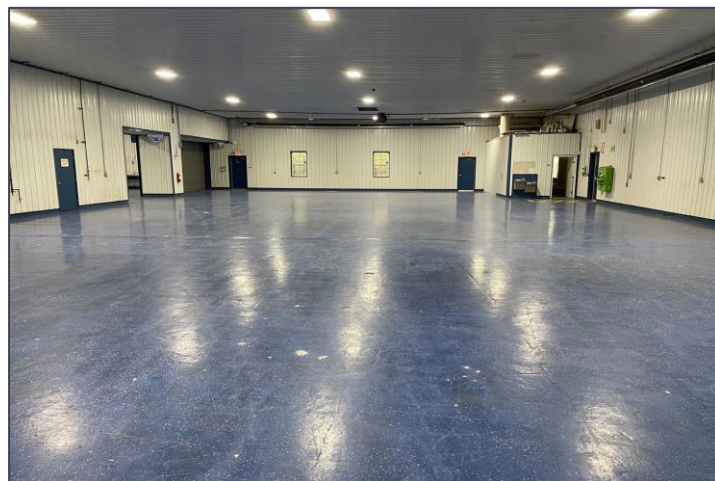
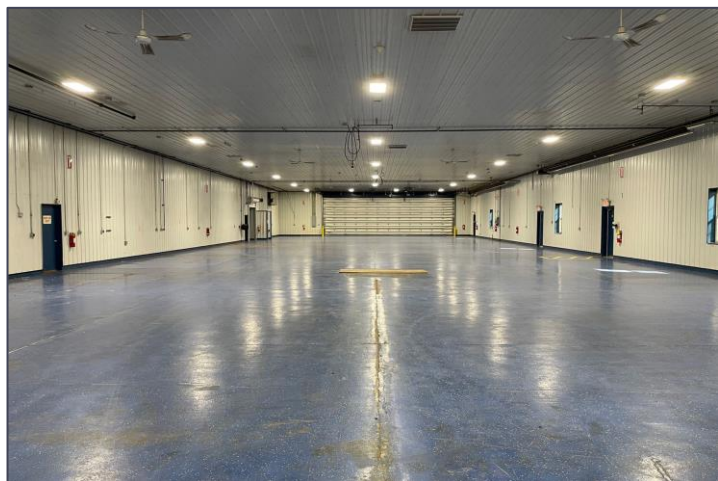
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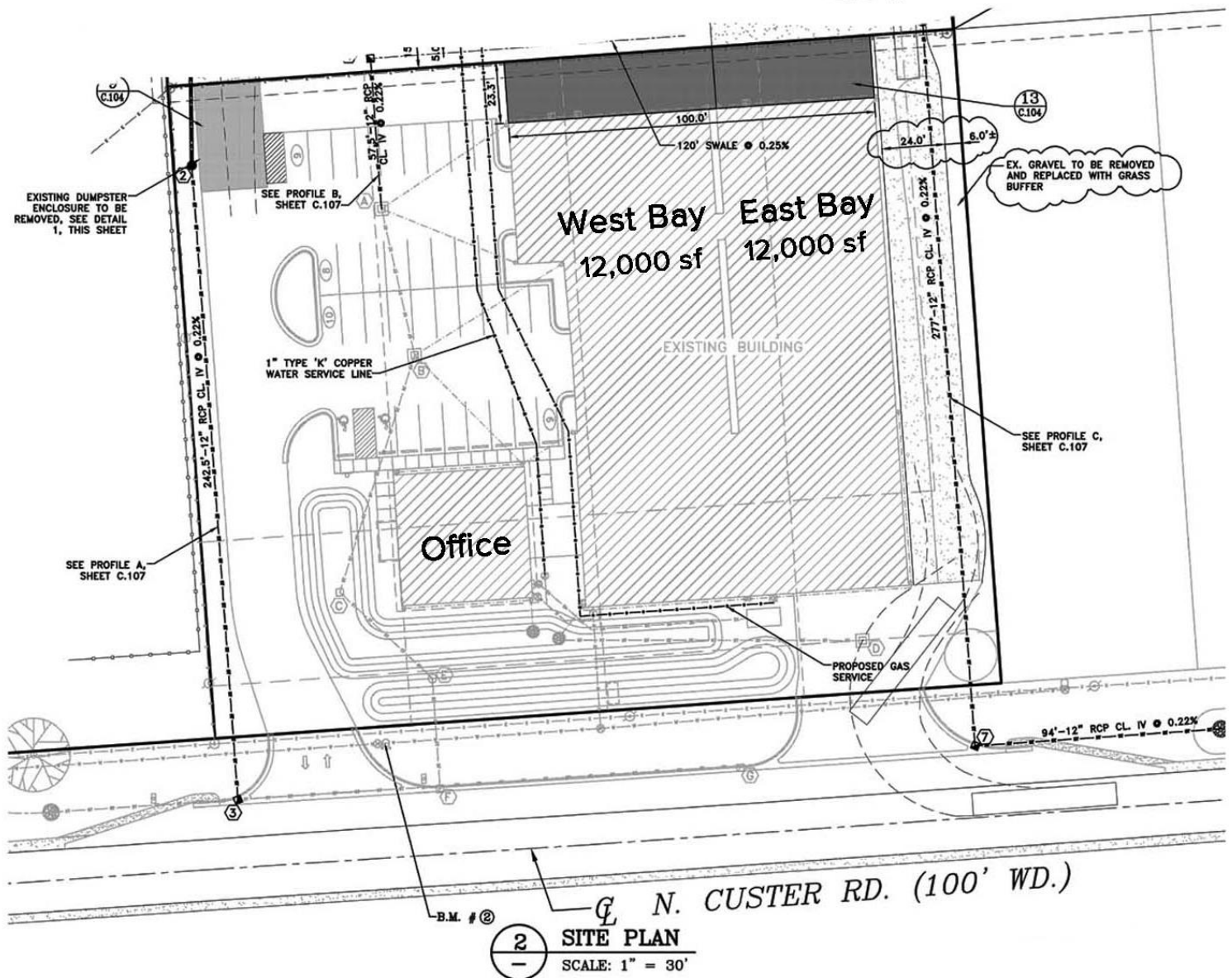
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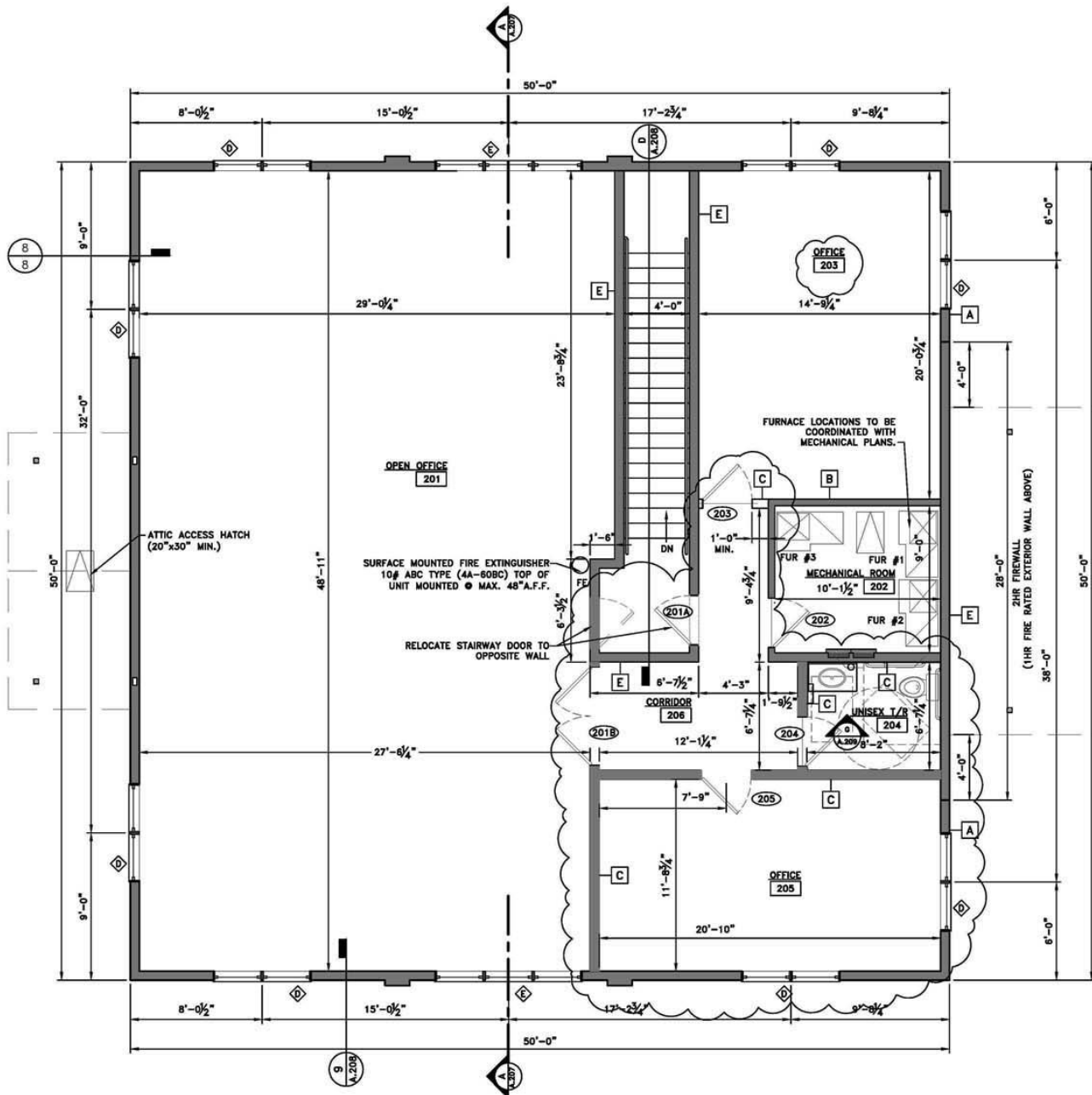
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Second Floor Office



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DISTANCE FROM 8710 N. CUSTER ROAD

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

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