

# FOR LEASE

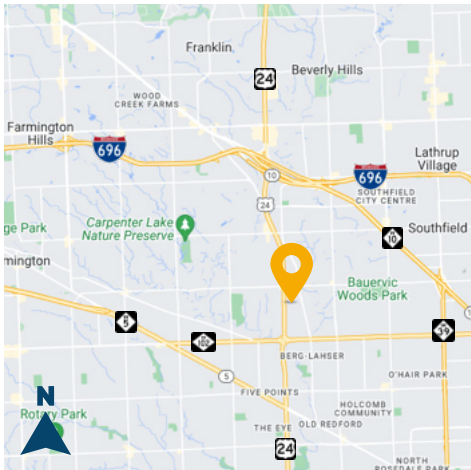
## 22114 TELEGRAPH RD, SOUTHFIELD



RH COMMERCIAL  
REALTY



## 4,000 SF INDUSTRIAL SPACE FOR LEASE



### PROPERTY DETAILS

- Conveniently located off Telegraph Road with close proximity to all area freeways
- Outdoor storage area perfect for overnight truck or trailer parking (can be fenced)
- Loading access via (1) 8'x10' grade level door
- Space includes a kitchen/breakroom area, confrence room, private offices and 2 restrooms
- Signange on Telegraph Road
- Available November 1st, 2024

For information, please contact:



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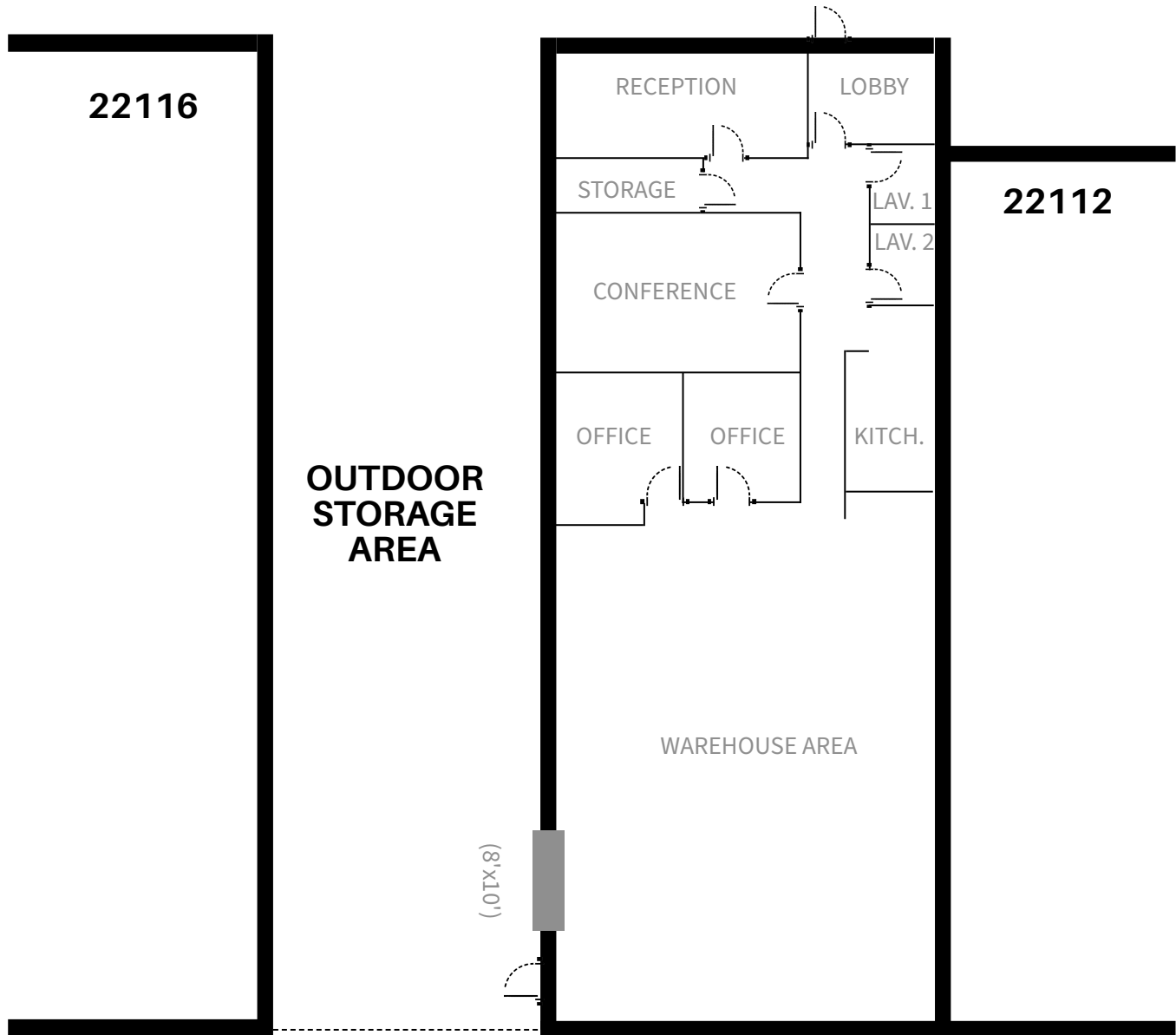
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### FLOOR PLAN SKETCH

(NOT TO SCALE)



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### PRICING INFORMATION

**Lease Rate:** \$8.25 / SF, MG

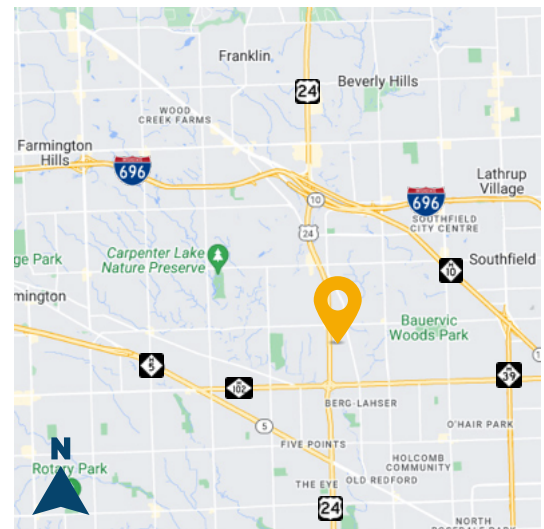
### PROPERTY DESCRIPTION

<b>Total SF:</b>	4,000	<b>Parcel ID:</b>	Available
<b>Office SF:</b>	1,500	<b>Parking Spaces:</b>	+/-6
<b>Property Type:</b>	Industrial / Flex	<b>Rail Served:</b>	No
<b>Tenancy:</b>	Single	<b>Cranes:</b>	No
<b>Year Built:</b>	1968	<b>Heat:</b>	Yes
<b>Year Renovated:</b>	2009	<b>Clearance:</b>	12'
<b>Zoning:</b>	Industrial (L-1)	<b>Grade/Dock Doors:</b>	1 / 0
		<b>Fire Suppression:</b>	No
		<b>Power:</b>	Available

### SUMMARY

Great opportunity for industrial space directly off Telegraph Road between 8 Mile and 9 Mile roads. Close proximity to all area freeways. Small fenced outdoor storage area. Space is a perfect fit for an array of light industrial and flex uses which includes kitchen, conference room, private offices, and 2 restrooms.

### ROAD MAP



For information, please contact:



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