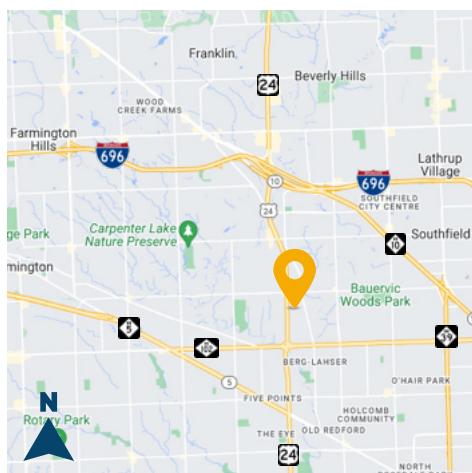


# FOR LEASE

## 22114 TELEGRAPH RD, SOUTHFIELD



## 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, conference room, private offices and 2 restrooms
- Signage on Telegraph Road
- Available November 1st, 2024

For information, please contact:



**ROB HUGHES**

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**REECE HUGHES**

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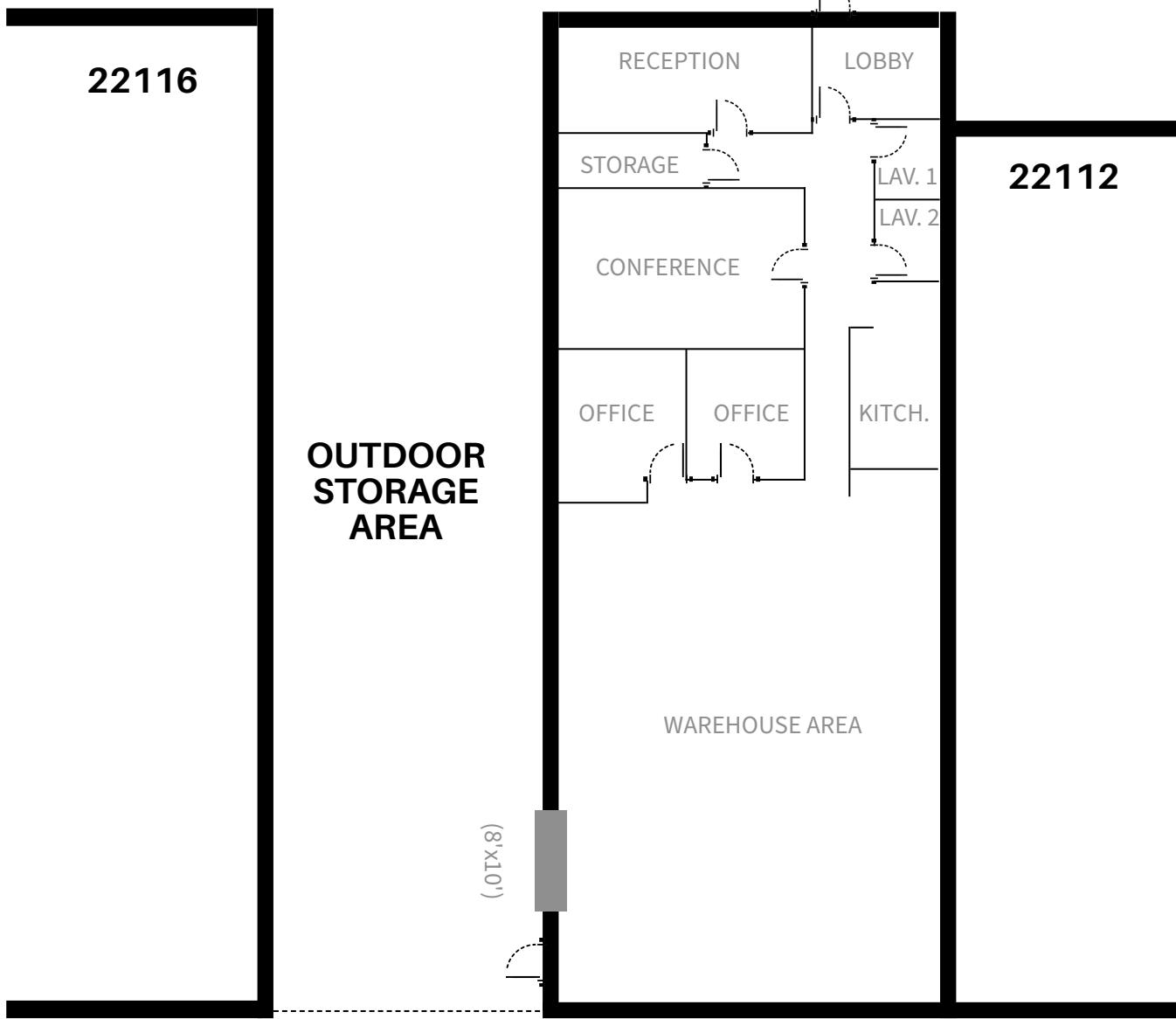
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### FLOOR PLAN SKETCH

(NOT TO SCALE)



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# FOR LEASE

## 22114 TELEGRAPH RD, SOUTHFIELD



### PRICING INFORMATION

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

### PROPERTY DESCRIPTION

**Total SF:** 4,000  
**Office SF:** 1,500  
**Property Type:** Industrial / Flex  
**Tenancy:** Single  
**Year Built:** 1968  
**Year Renovated:** 2009  
**Zoning:** Industrial (L-1)

**Parcel ID:** Available  
**Parking Spaces:** +/-6  
**Rail Served:** No  
**Cranes:** No  
**Heat:** Yes  
**Clearance:** 12'  
**Grade/Dock Doors:** 1 / 0  
**Fire Suppression:** No  
**Power:** 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.

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### ROAD MAP

