



FOR LEASE

# Industrial / Flex Building

11530 Stephens Road  
Warren, MI

## Property Highlights

- 12,072 Square Feet (Divisible)
- Offers Flex/Showroom Space with Stephens Road Frontage
- Can be Divided into Multiple Individual Units
  - Warehouse Showroom: 5,632 SF
  - Conference Room: 2,340 SF
  - Office Space 4,100 SF
- High Visibility Signage on Main Building Available
- Heavy Power Available on Site
- Entire Space Including Warehouse is Climate Controlled
- Ideal for Light Industrial, Warehouse, Distribution, or Flex
- Cannabis Use (Dispensary Retail Sales, Processing, Cultivation, Transport, Lab, etc.) – Approved by the City of Warren
- Ample Parking – Office Unit has a Small Non-Gated Parking Lot with Direct Access to the Main Gated Parking Lot
- Available for Immediate Occupancy
- Competitive Lease Rate Call for Details

## CONTACT US



**Noor Kalasho**

248 225 3333

noor.kalasho@colliers.com

**Colliers Detroit**

400 W 4<sup>th</sup> Street, Suite 350

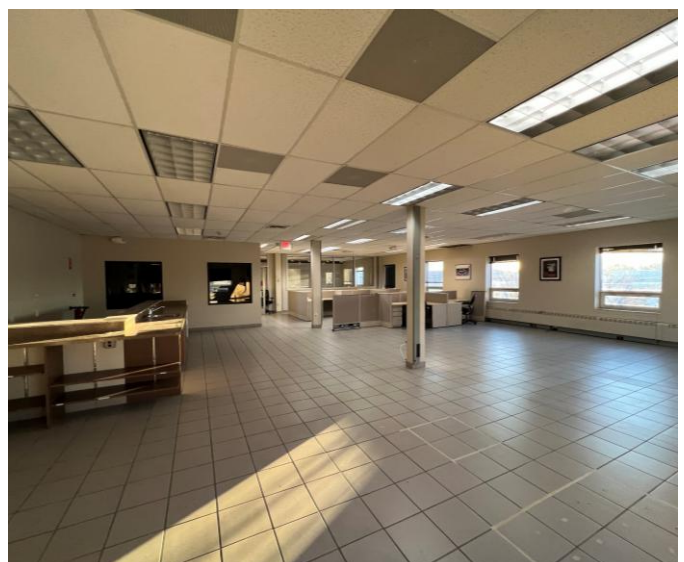
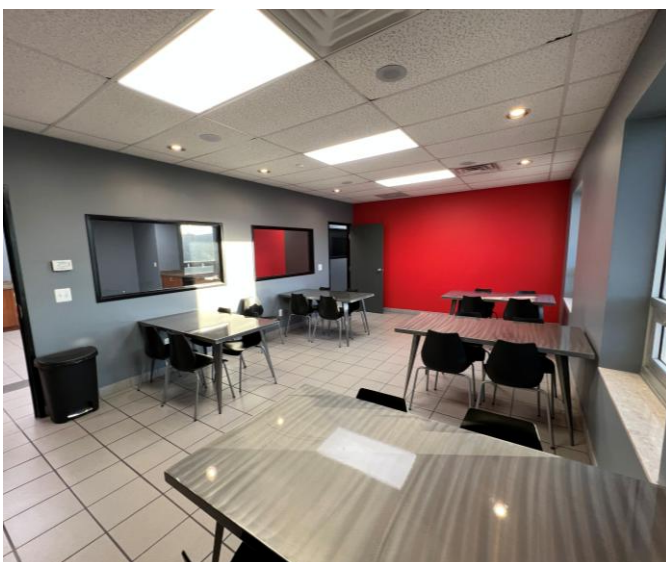
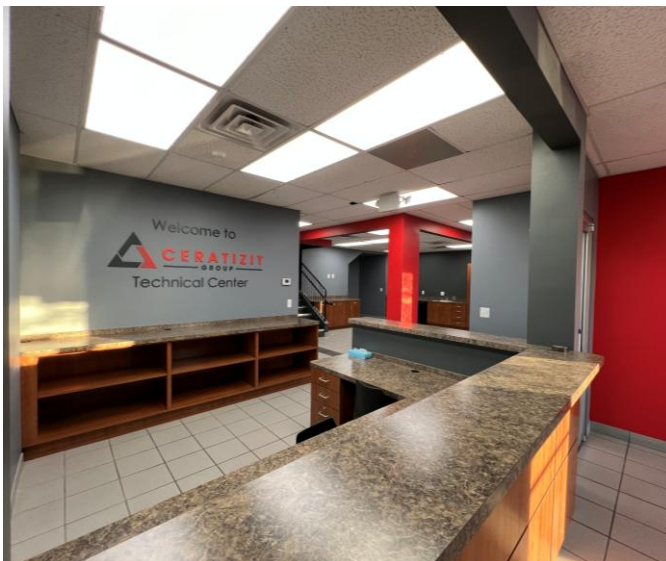
Royal Oak, MI 48067

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## Interior Photos – Office Space





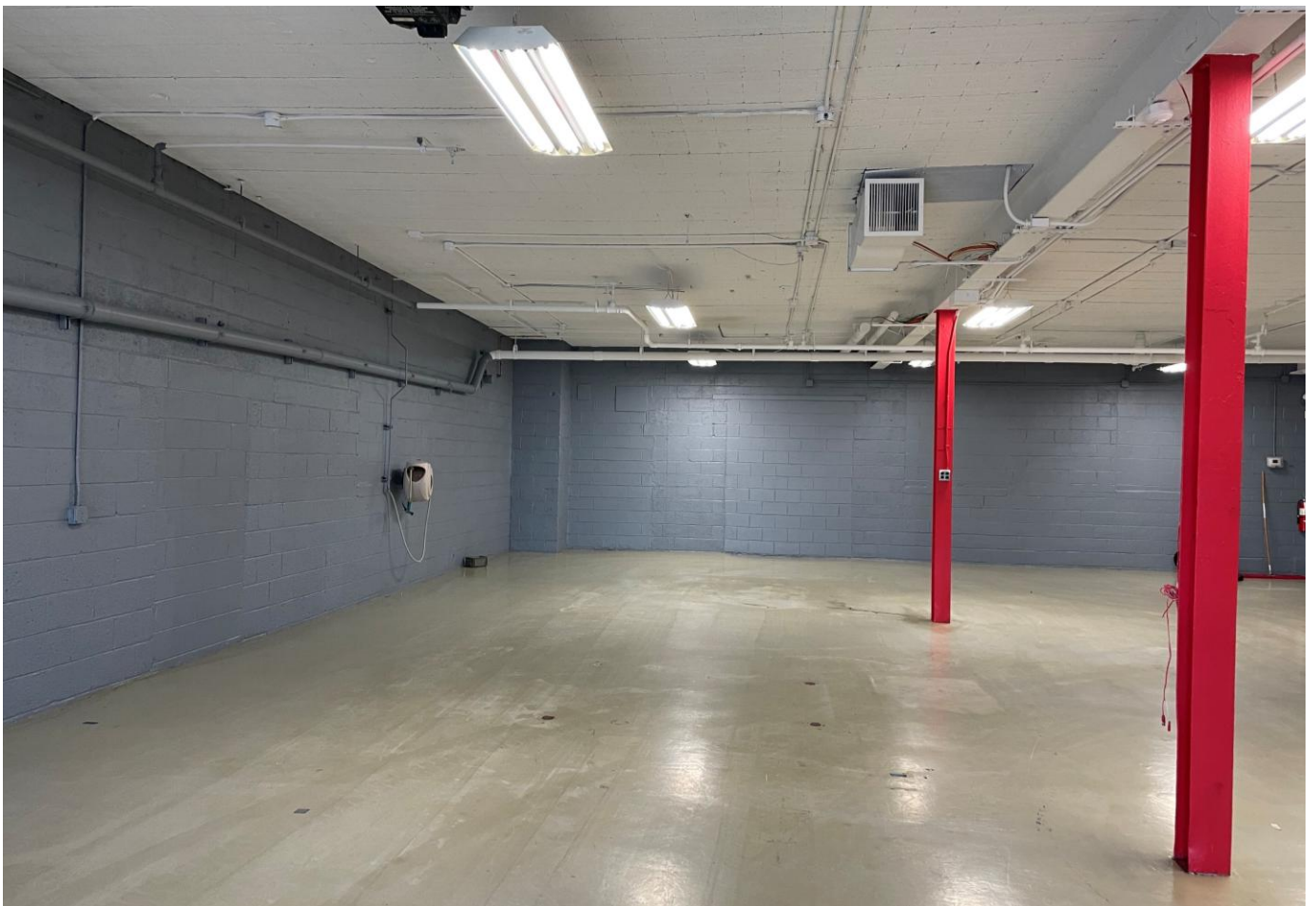
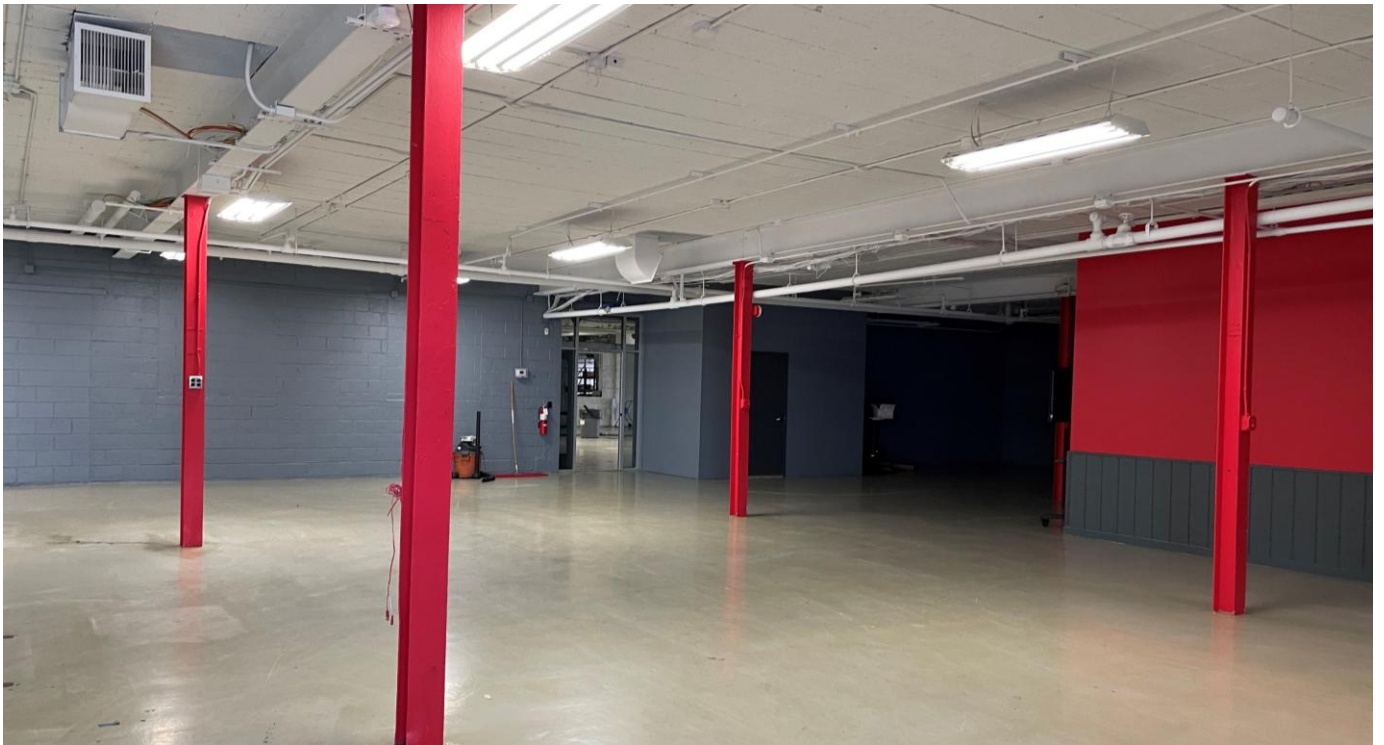
## Interior Photos – Conference Center



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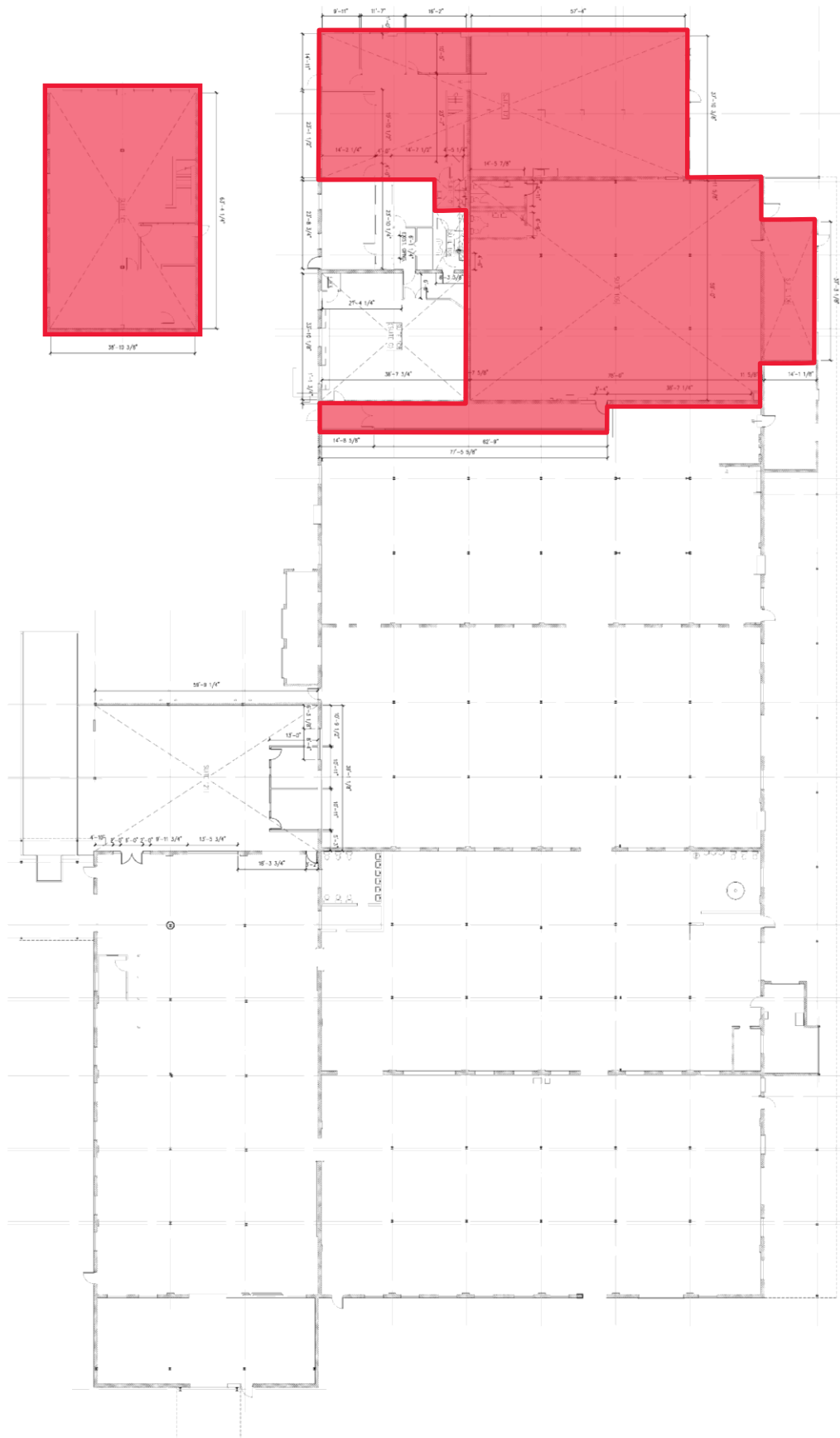
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## Interior Photos – Warehouse Showroom

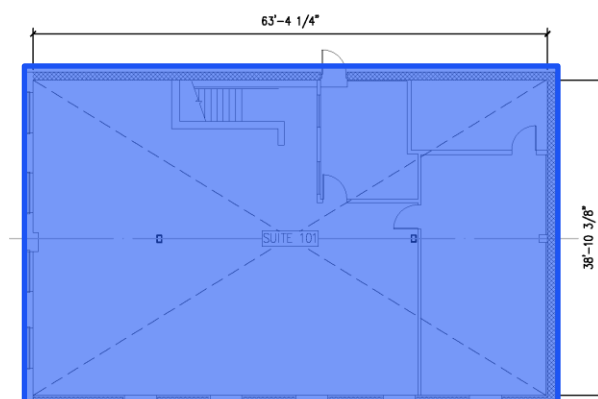
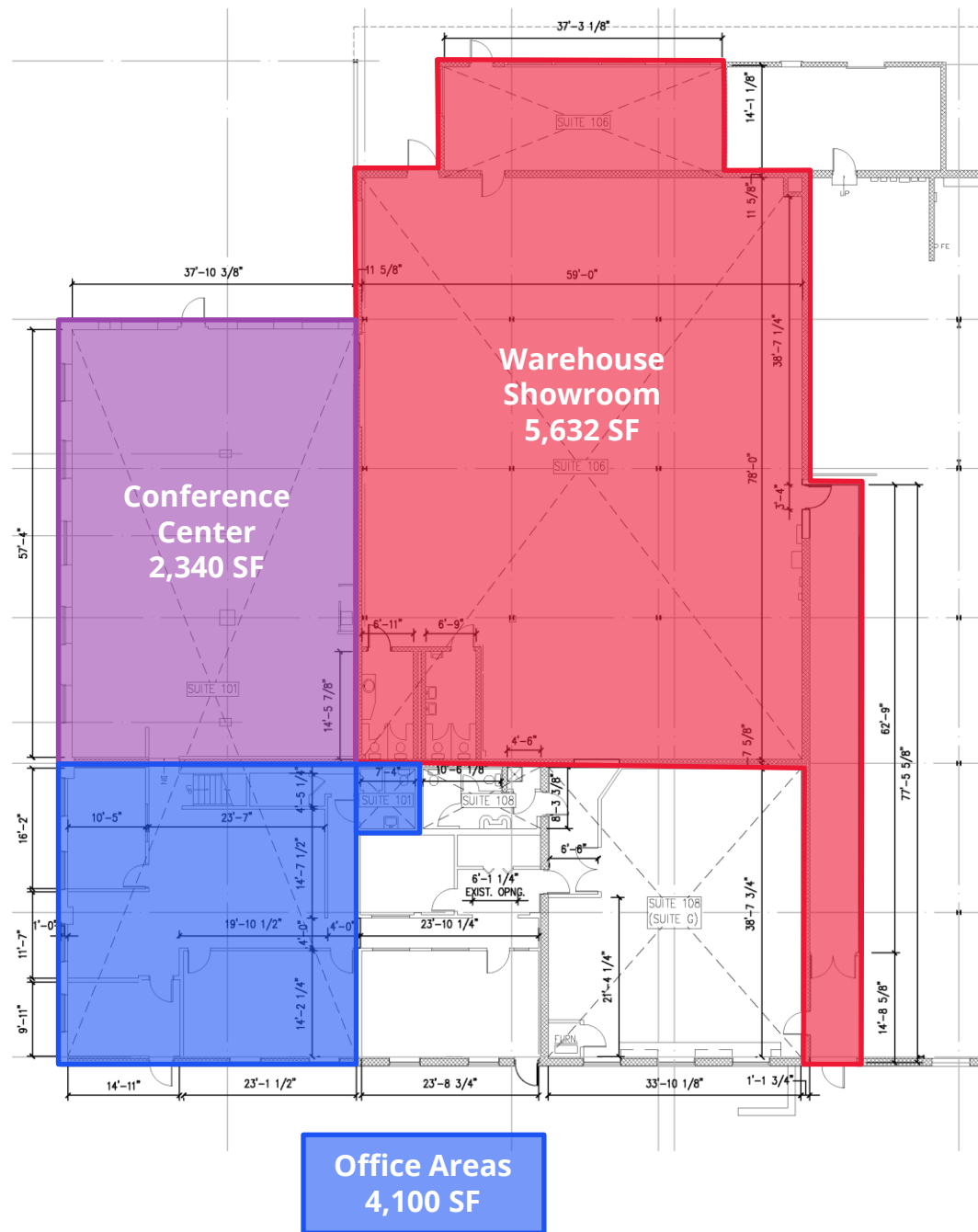




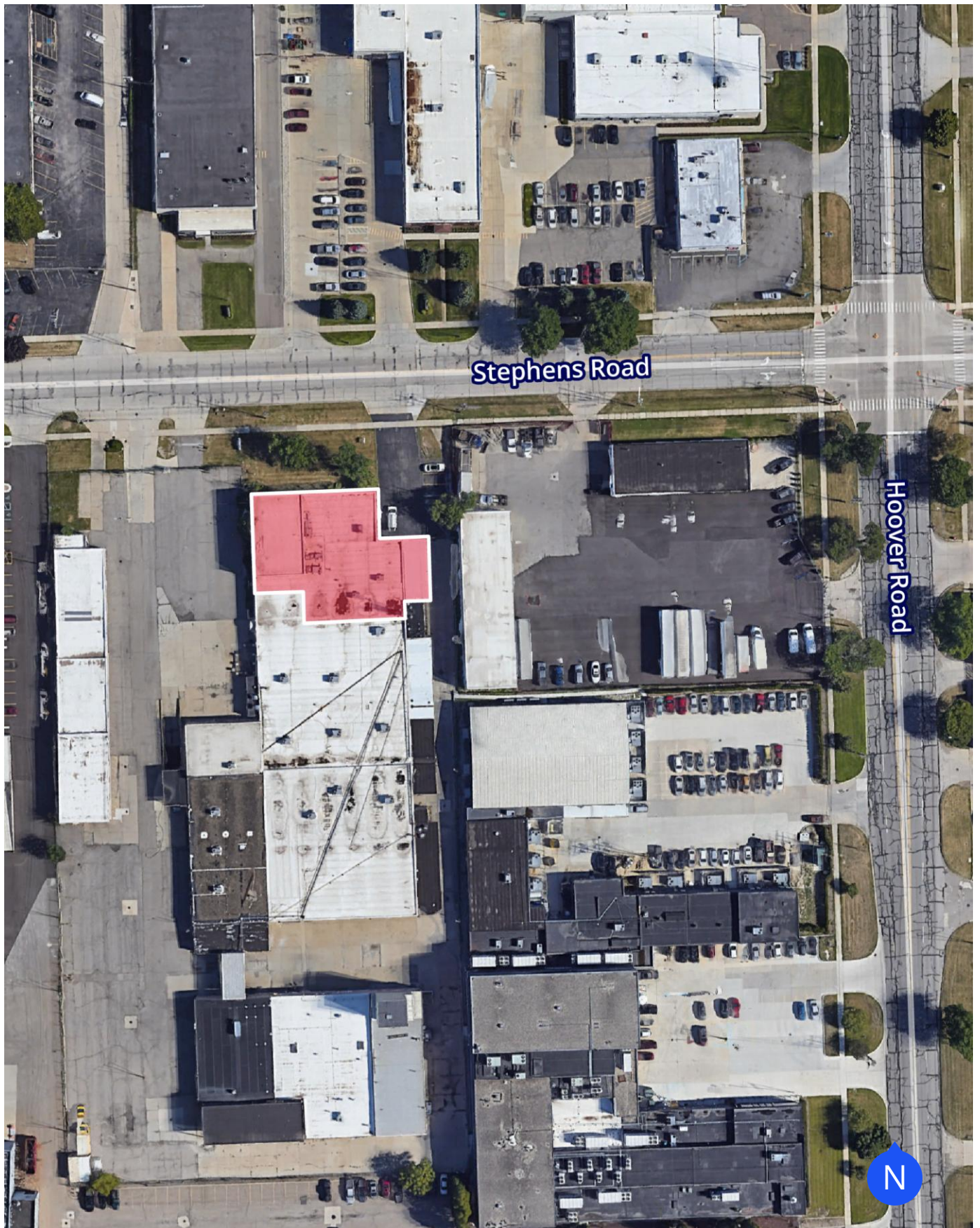
# Building Plan



## Detailed Floor Plan

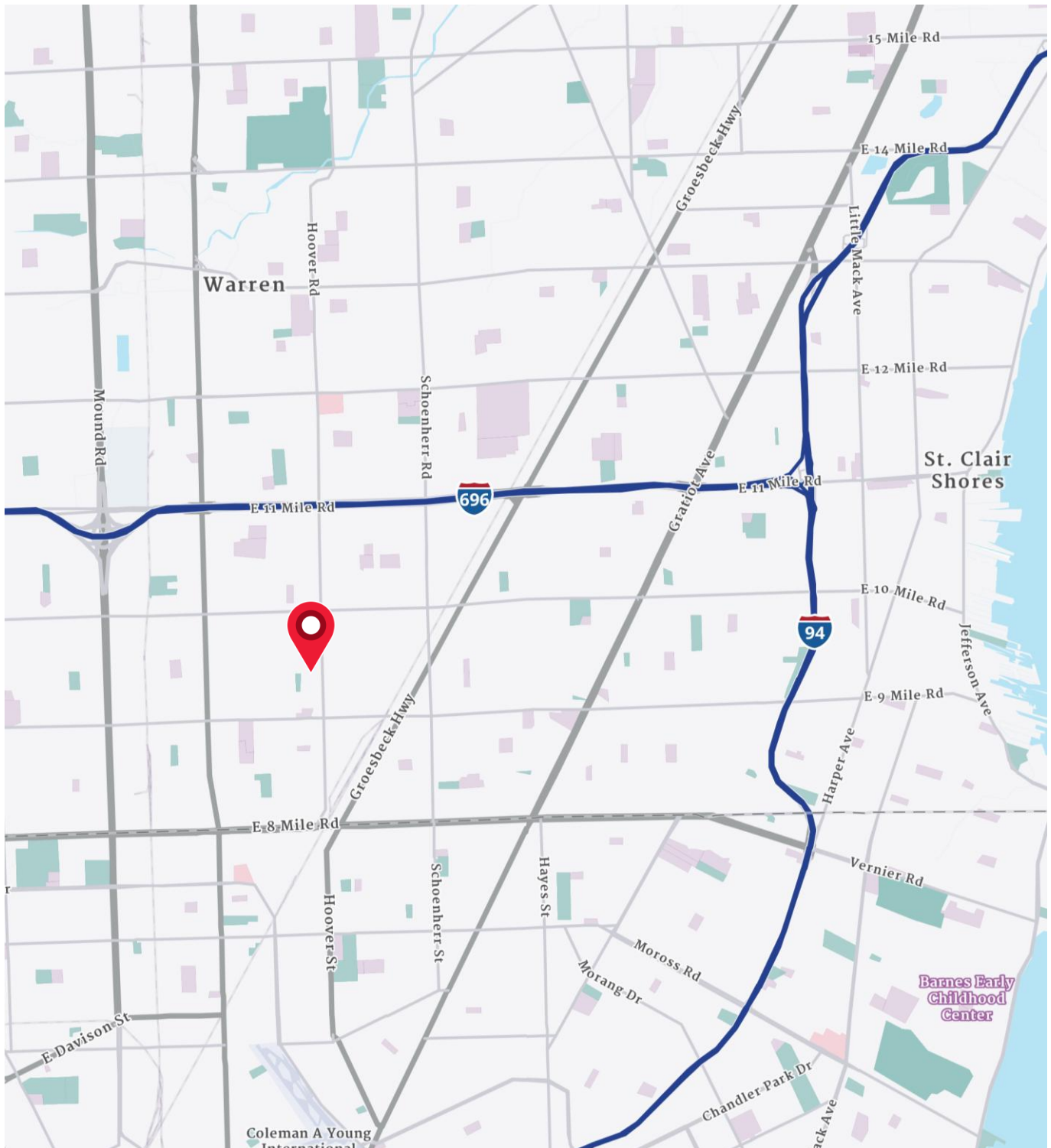


# Property Aerial





## Location Map



**Noor Kalasho**  
248 225 3333  
noor.kalasho@colliers.com