

EST. **T** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

10850 HALL ROAD

Hamburg, MI 48189



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 10850 Hall Road | Hamburg, MI 48189



PROPERTY OVERVIEW

Manufacturing/Warehouse Building on 10.36 Acres.

OFFERING SUMMARY

Lease Rate: \$5.50 SF/yr (NNN)
Building Size: 52,294 SF
Available SF: 52,294 SF
Year Built: 1971
Renovated: 2016
Zoning: General Industrial

PROPERTY HIGHLIGHTS

- 5,780 SF Office/34,346 SF Manufacturing/12,150 SF Warehouse
- Heavy Power (2,000 Amps - 480V/3 Phase)
- 8 Overhead Doors 10' x 12'
- 24' - 30' Ceiling Height in the Manufacturing area.
- 2.8 Miles west of US-23
- Truckwell with 10' x 10' Overhead Door

BUILDING/PROPERTY INFORMATION: 10850 Hall Road | Hamburg, MI 48189

BUILDING INFORMATION

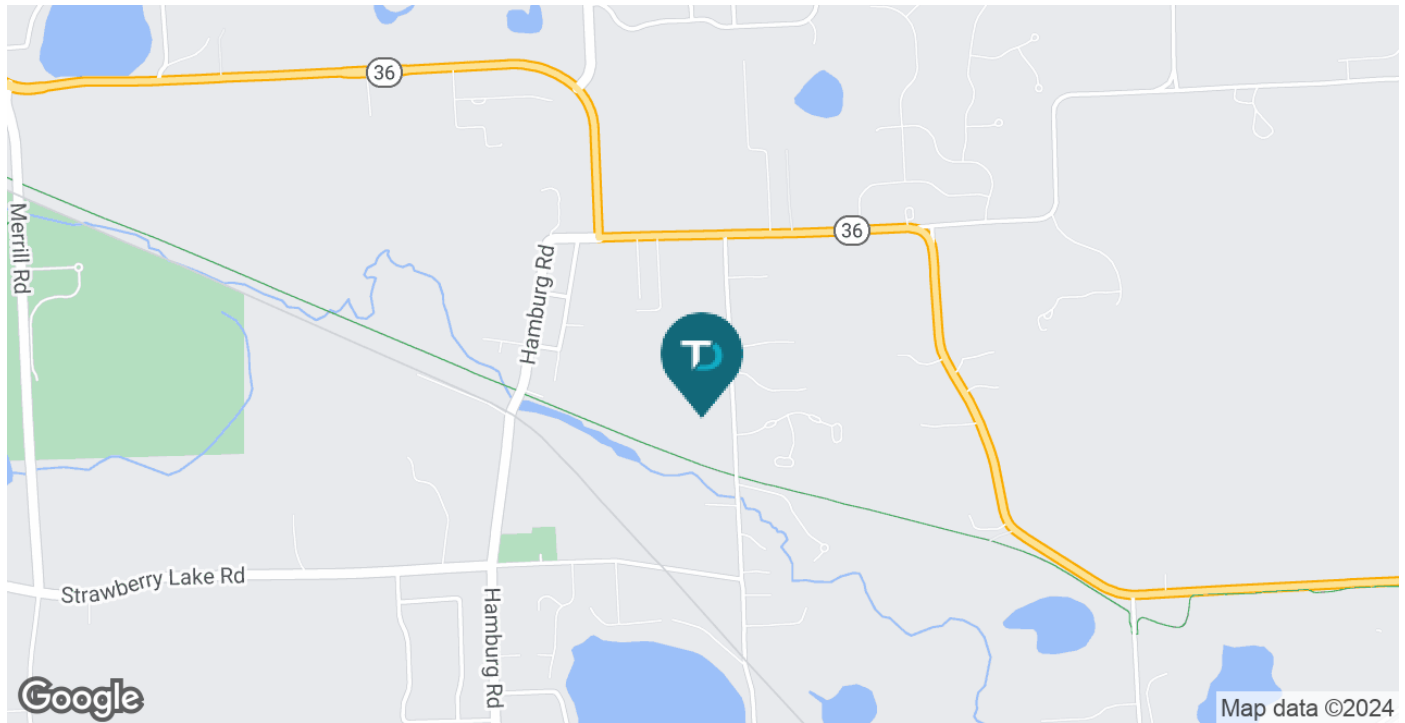
LEASE RATE:	\$5.50/SF, NNN
Building Size:	52,294 SF
Year Built:	1971
Last Renovated:	2016
Number of Floors:	1
Utilities:	Well and Septic
Parking Spaces:	25

PROPERTY INFORMATION

Lot Size:	10.36 Acres
Property Type:	Industrial
Property Subtype:	Flex Space
Zoning	General Industrial
Traffic Count:	Hall Road = 878 M-36 = 9,012
APN:	15-25-400-015

LOCATION INFORMATION

West side of Hall Road, just south of M-36 in Whitmore Lake.



LEASE SPACES: 10850 Hall Road | Hamburg, MI 48189



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	52,294 SF	Lease Rate:	\$5.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10850	Available	52,294 SF	NNN	\$5.50 SF/yr	-



ADDITIONAL PHOTOS: 10850 Hall Road | Hamburg, MI 48189



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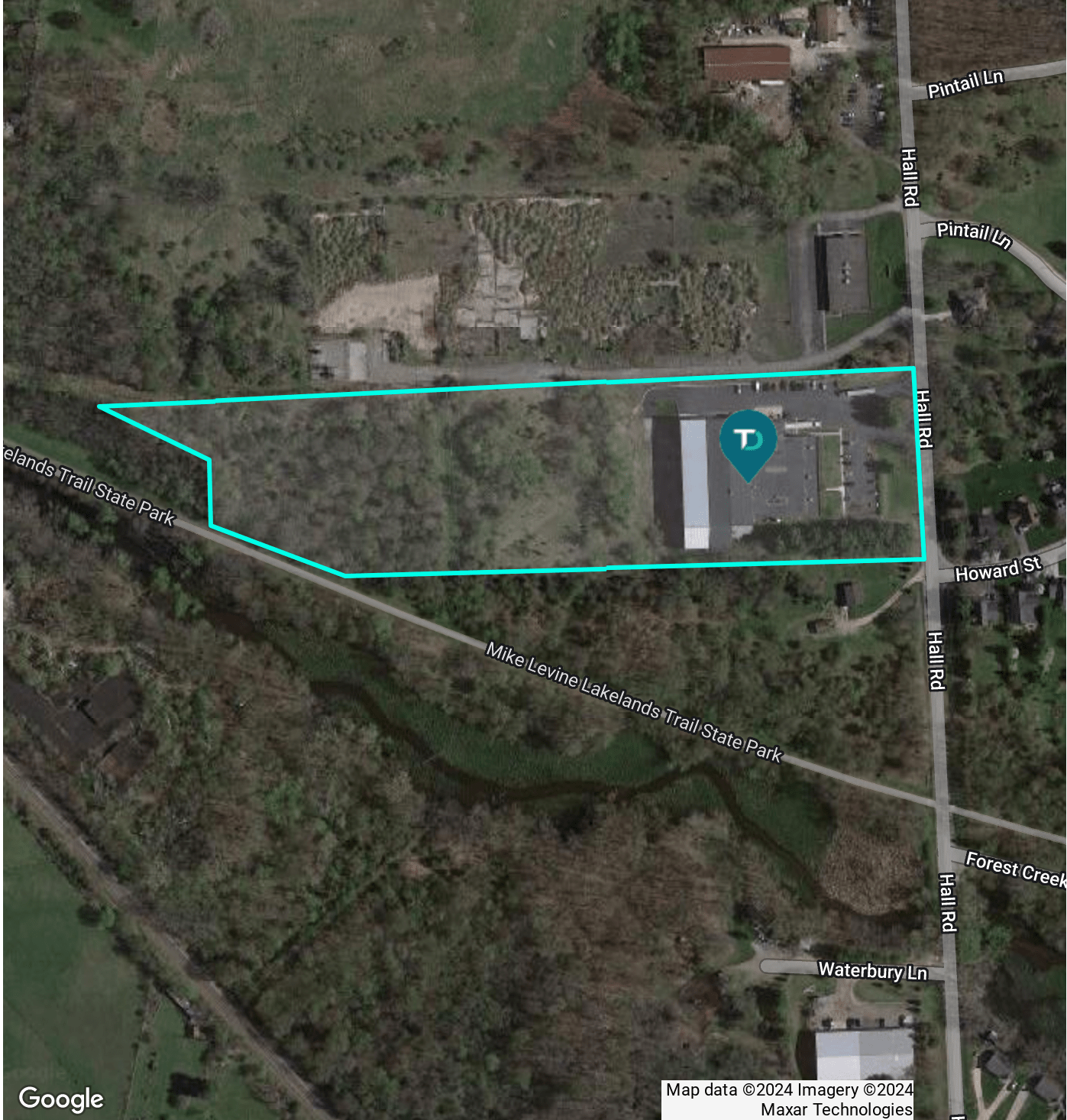
INTERIOR PHOTOS: 10850 Hall Road | Hamburg, MI 48189



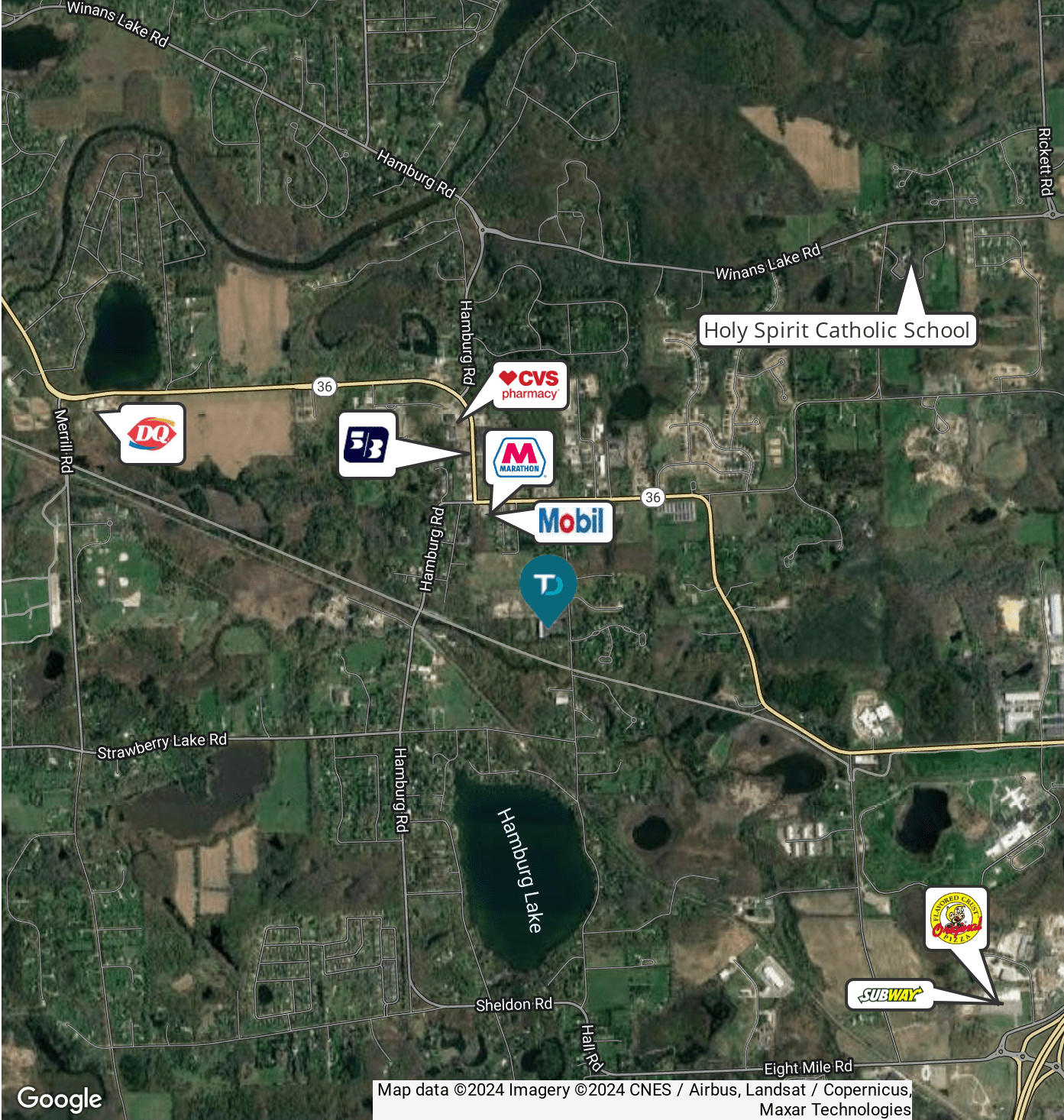
ADDITIONAL PHOTOS: 10850 Hall Road | Hamburg, MI 48189

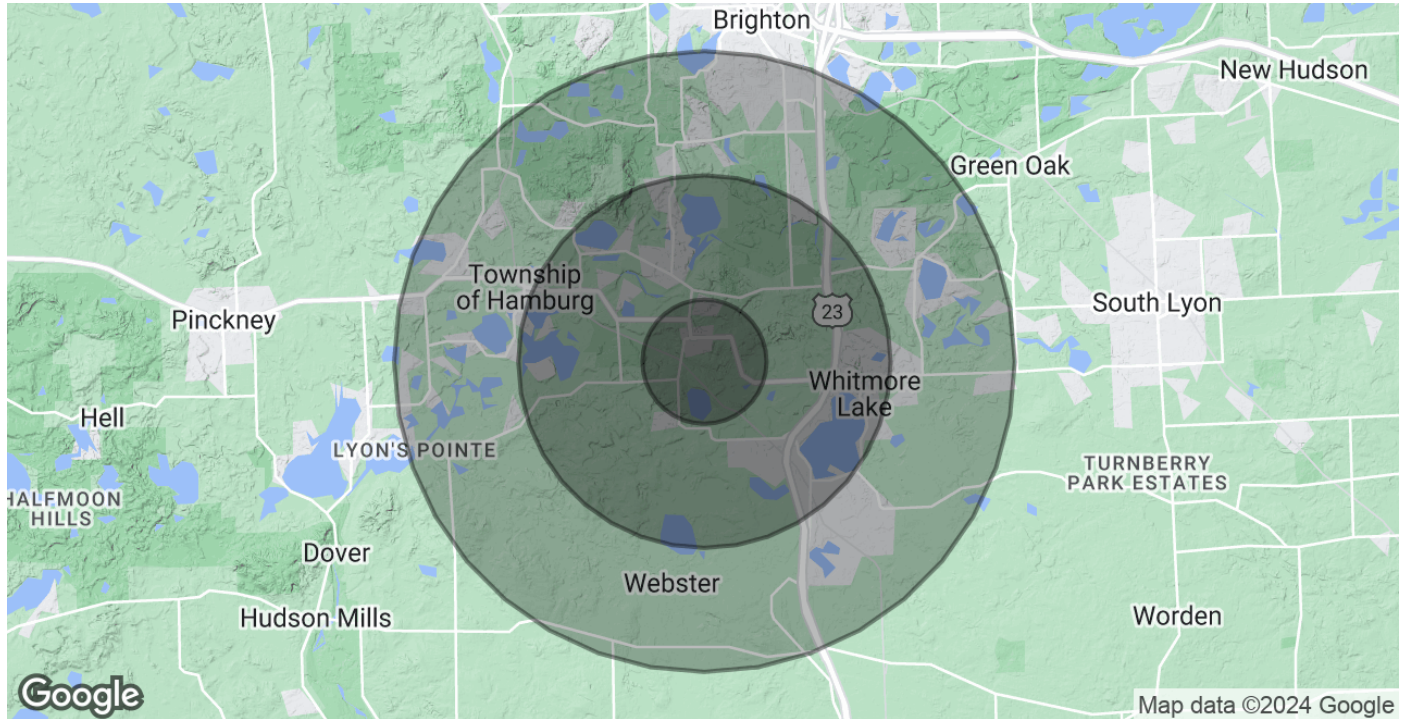


AERIAL MAP: 10850 Hall Road | Hamburg, MI 48189



RETAILER MAP: 10850 Hall Road | Hamburg, MI 48189



DEMOGRAPHICS MAP & REPORT: 10850 Hall Road | Hamburg, MI 48189


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,409	15,613	41,514
Average Age	44	43	44
Average Age (Male)	44	42	43
Average Age (Female)	45	43	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	577	6,136	16,478
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$114,003	\$124,208	\$137,715
Average House Value	\$325,384	\$370,356	\$410,629

Demographics data derived from AlphaMap