

11445 STEPHENS ROAD
WARREN, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE
88,609 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

EXCELLENT MANUFACTURING FACILITY



RECENT RENOVATIONS

PROPERTY FEATURES

- 88,609 square feet available
- 7,200 square feet office
- Recent improvements include renovated bathrooms, office and newly painted shop
- 17' clear height
- (5) 14' x 14', 14' x 10' grade level doors
- (2) truckwells
- 5-ton crane
- Offices to be finished to suit tenants needs
- Heavy power
- Large paved lot and fenced yard
- Lease Rate: \$4.95/sq. ft. NNN
- Sale Price: \$6,500,000 (\$73.36/sq. ft.)



For more information, please contact:

BEN WILKIEMEYER
(248) 359 0624

bwilkiemeyer@signatureassociates.com

PETER VANDERKAAY
(248) 359 3837

pvanderkaay@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

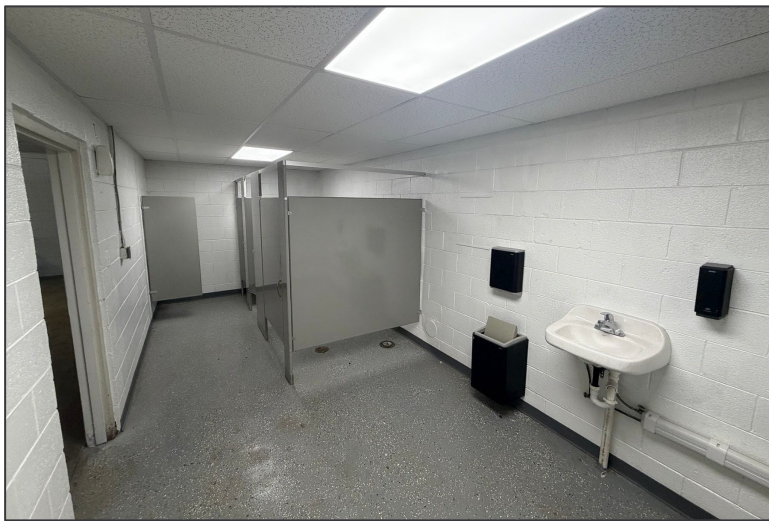
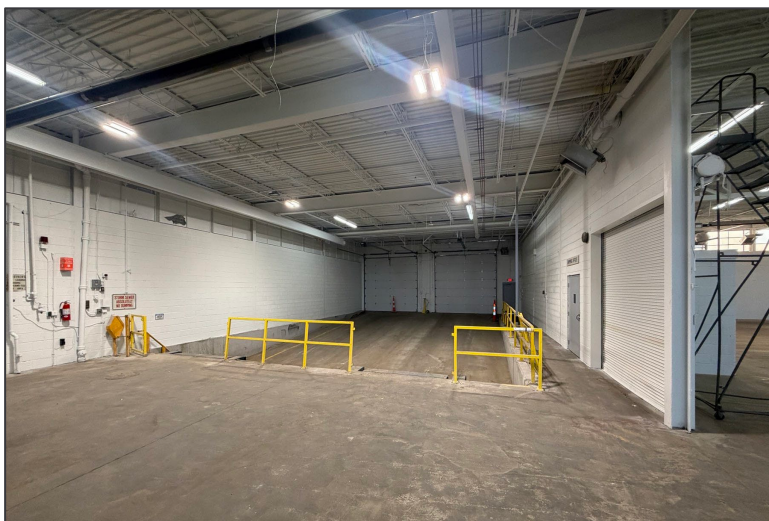
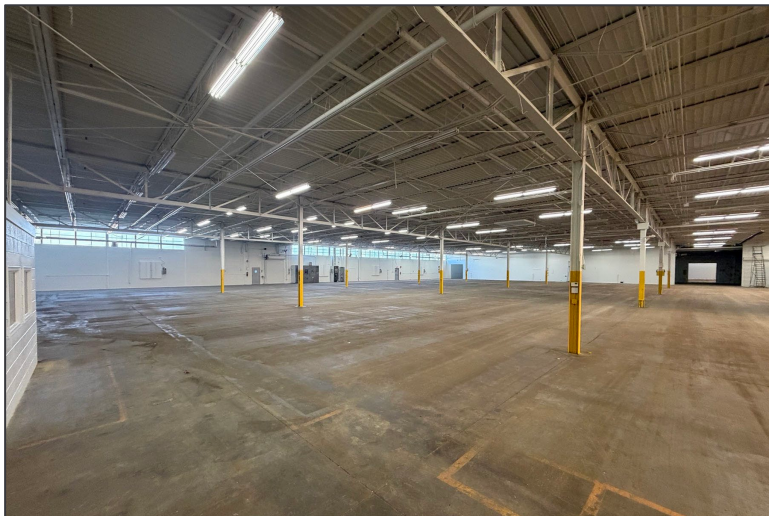
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

11445 Stephens Road – Warren, Michigan

Industrial For Sale or Lease

88,609
Square Feet
AVAILABLE

Interior Photos



For more information, please contact:

BEN WILKEMEYER

(248) 359 0624

bwilkiemeyer@signatureassociates.com

PETER VANDERKAAY

(248) 359 3837

pvanderkaay@signatureassociates.com

SIGNATURE ASSOCIATES

One Towne Square, Suite 1200

Southfield, MI 48076

www.signatureassociates.com

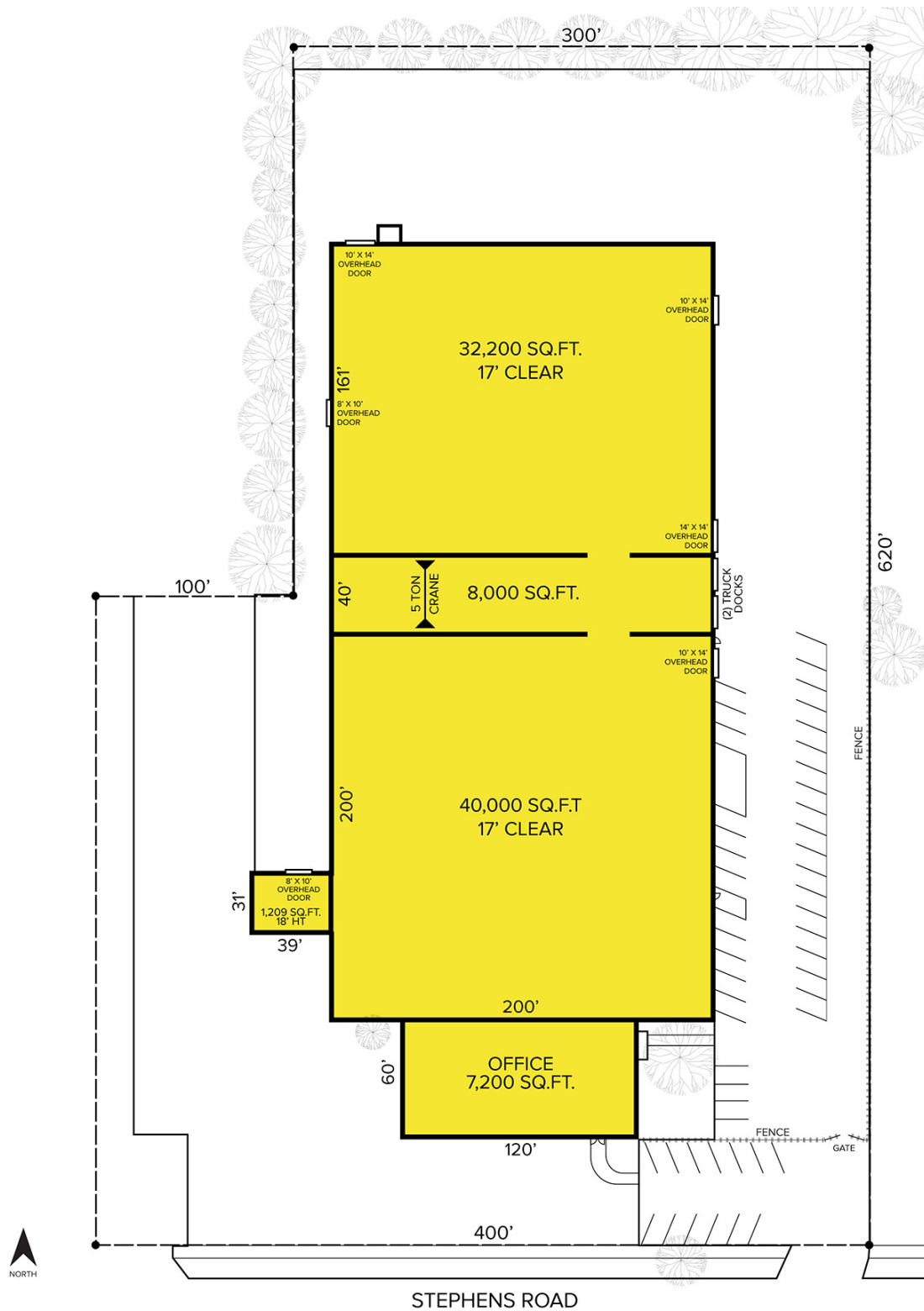
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

11445 Stephens Road – Warren, Michigan

Industrial For Sale or Lease

88,609
Square Feet
AVAILABLE

Site Plan



For more information, please contact:

BEN WILKIEMEYER

(248) 359 0624

bwilkiemeyer@signatureassociates.com

PETER VANDERKAAY

(248) 359 3837

pvanderkaay@signatureassociates.com

SIGNATURE ASSOCIATES

One Towne Square, Suite 1200

Southfield, MI 48076

www.signatureassociates.com

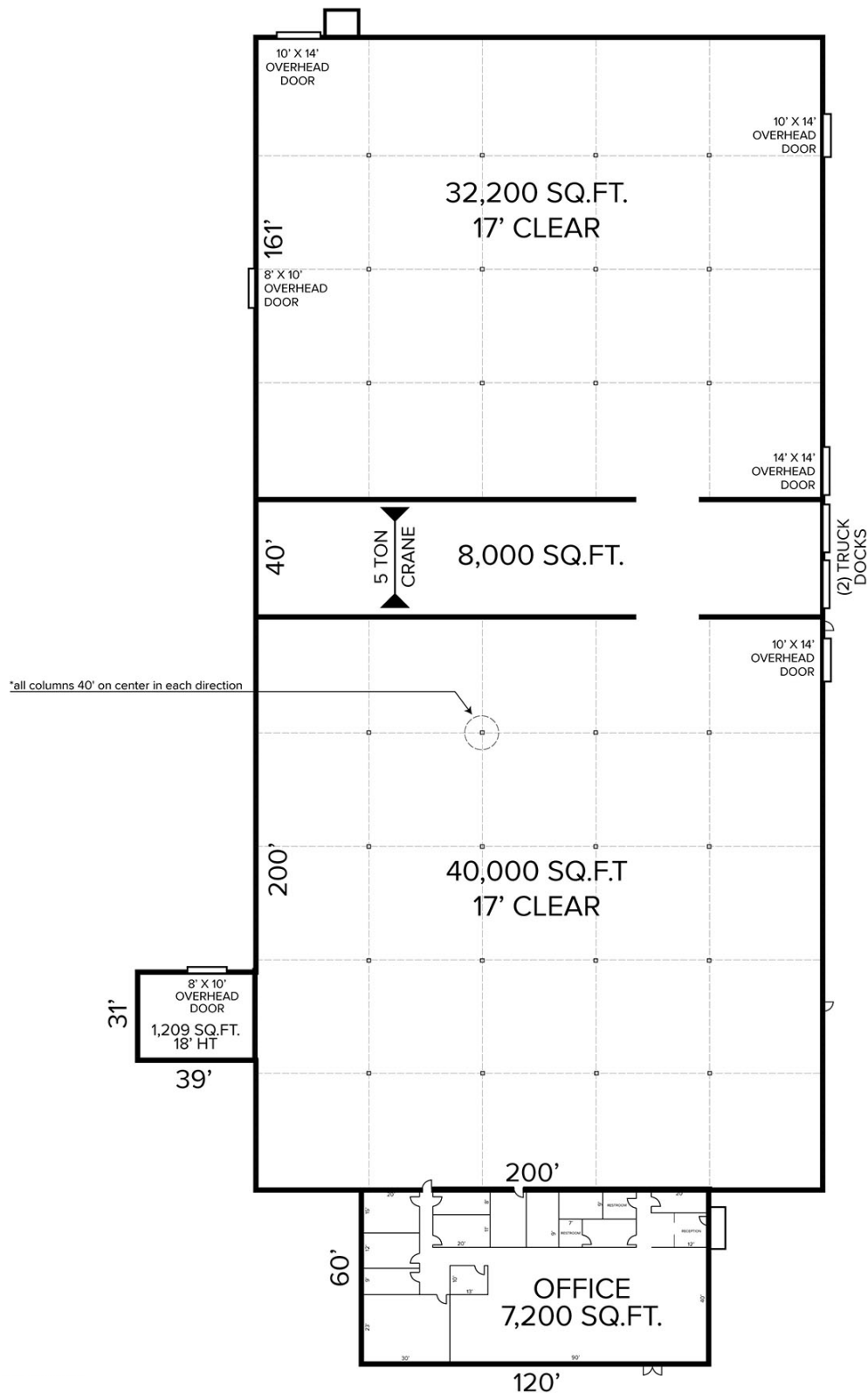
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

11445 Stephens Road – Warren, Michigan

Industrial For Sale or Lease

88,609
Square Feet
AVAILABLE

Floor Plan



For more information, please contact:

BEN WILKIEMEYER

(248) 359 0624

bwilkiemeyer@signatureassociates.com

PETER VANDERKAAY

(248) 359 3837

pvanderkaay@signatureassociates.com

SIGNATURE ASSOCIATES

One Towne Square, Suite 1200

Southfield, MI 48076

www.signatureassociates.com

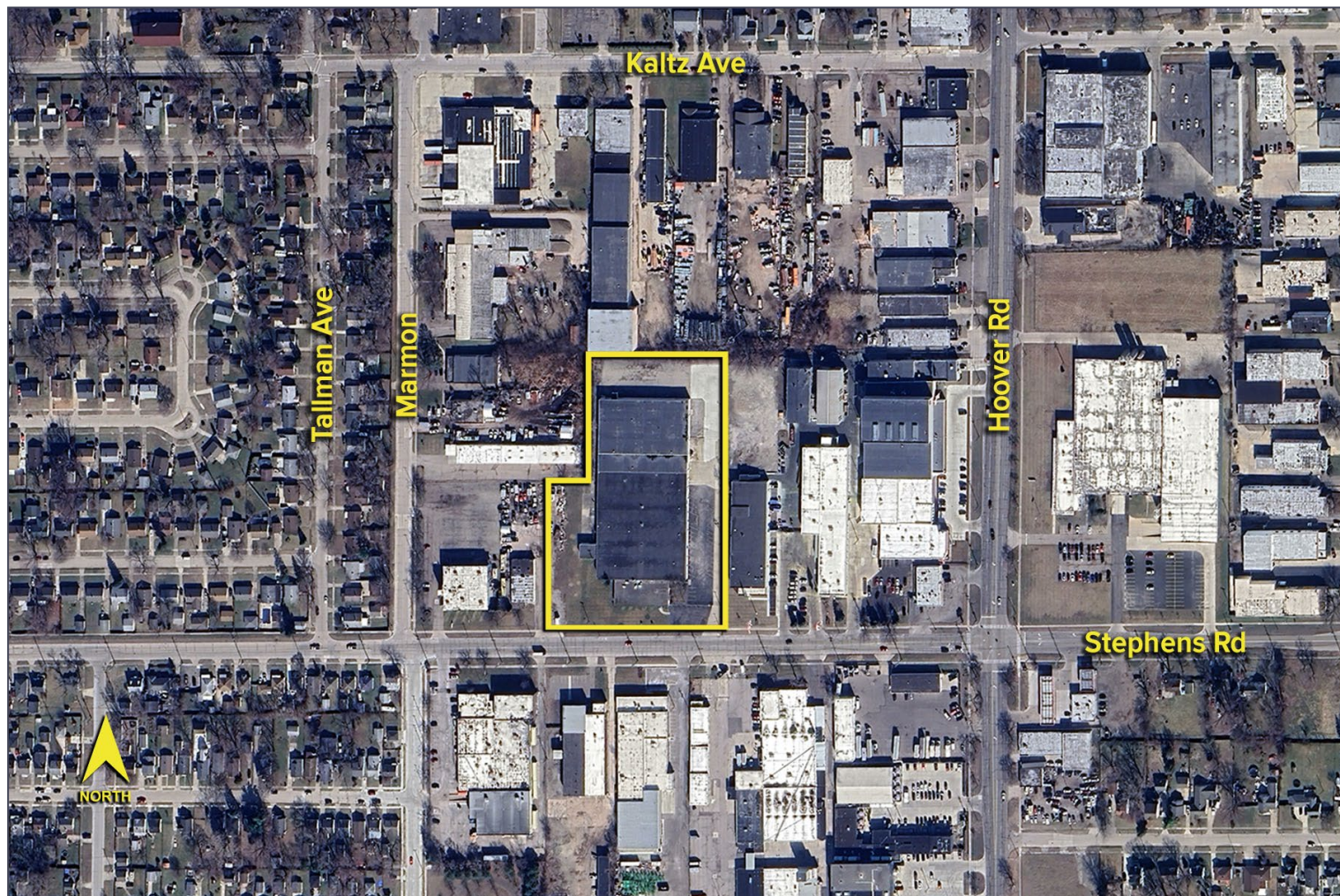
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

11445 Stephens Road – Warren, Michigan

Industrial For Sale or Lease

88,609
Square Feet
AVAILABLE

Aerial



For more information, please contact:

BEN WILKEMEYER

(248) 359 0624

bwilkiemeyer@signatureassociates.com

PETER VANDERKAAY

(248) 359 3837

pvanderkaay@signatureassociates.com

SIGNATURE ASSOCIATES

One Towne Square, Suite 1200

Southfield, MI 48076

www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.