

AVAILABLE

70699 BEAVER CREEK DRIVE
BRUCE TWP., MICHIGAN 48065



Similar Elevations



UNDER CONSTRUCTION

PROPERTY FEATURES

- 3,317 to 22,304 SF Units Available
- 400 SF Office Space or Build to Suit
- 12 x 14 Grade Level Door with Each Unit
- 20' Clear Height
- Easy Access to M-53 Highway
- Occupancy End of 2025
- Tax Abatement for Qualified Users



FOR DETAILS CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

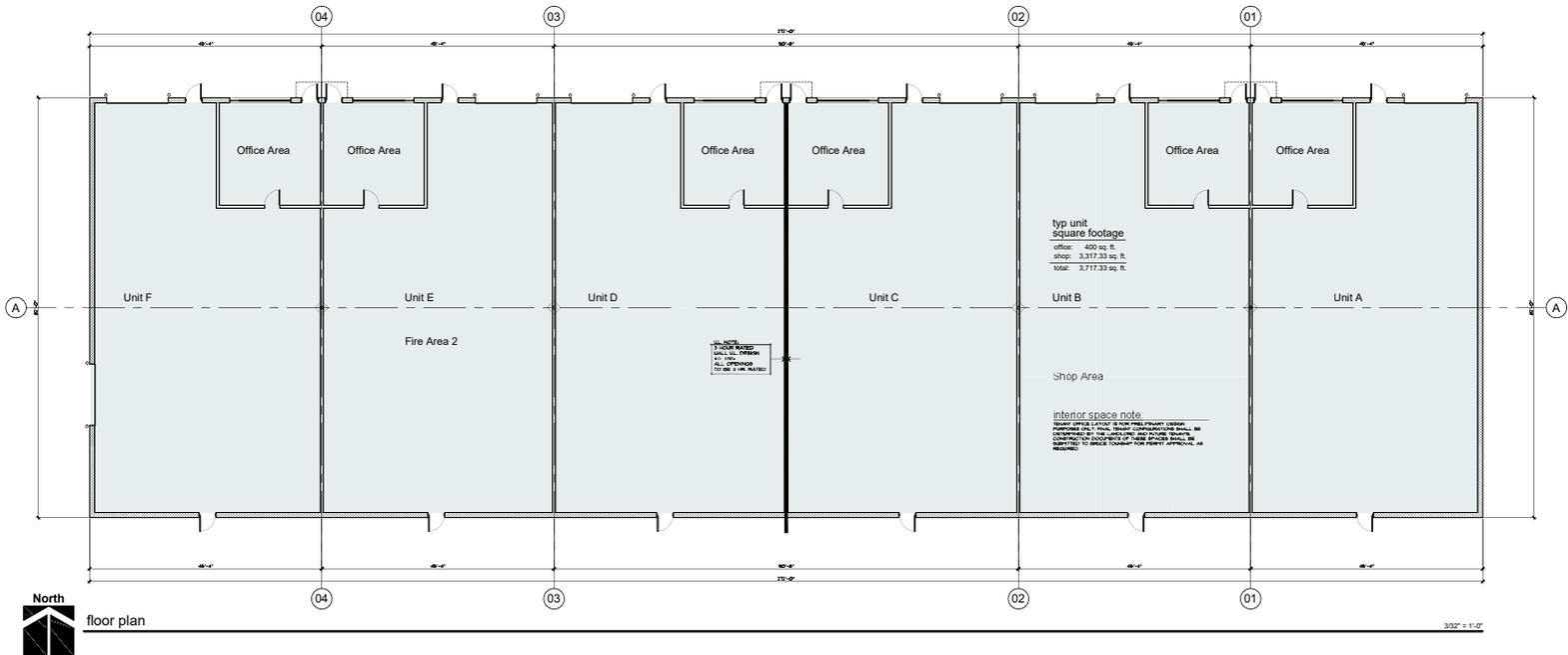
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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

FLOOR PLAN



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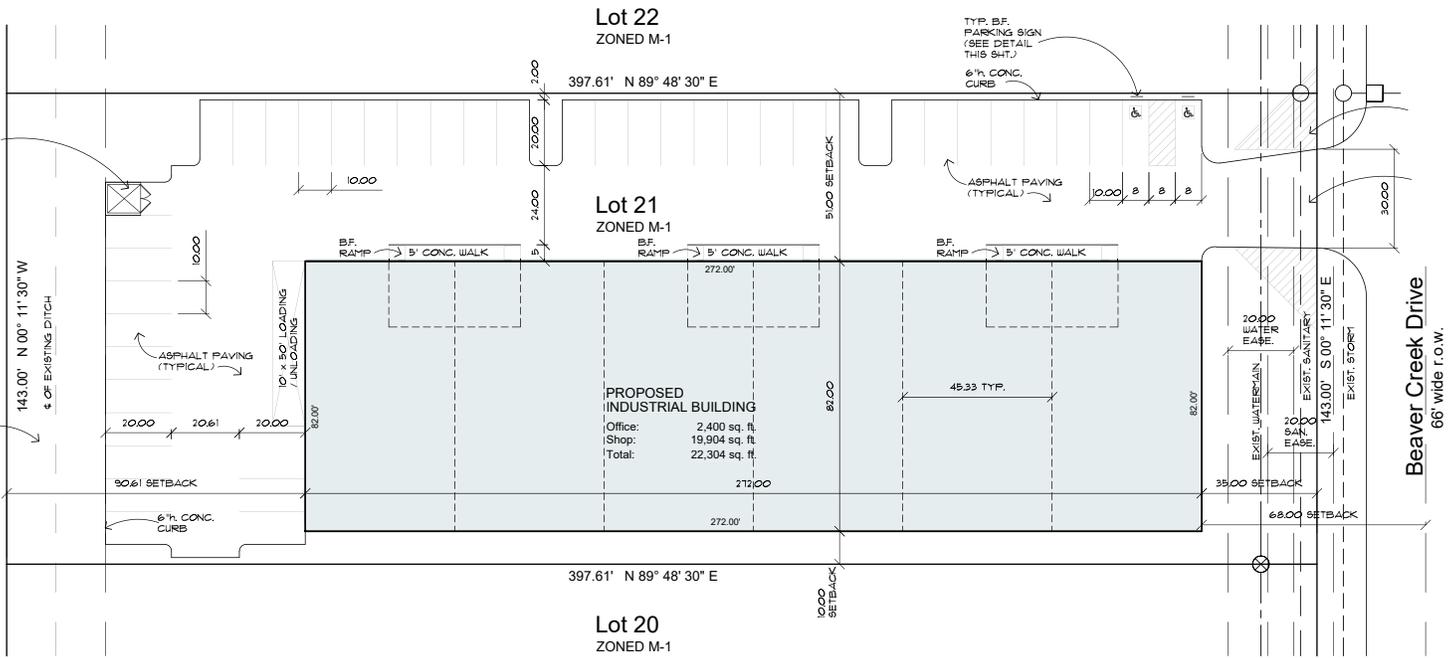
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PROPOSED SITE PLAN



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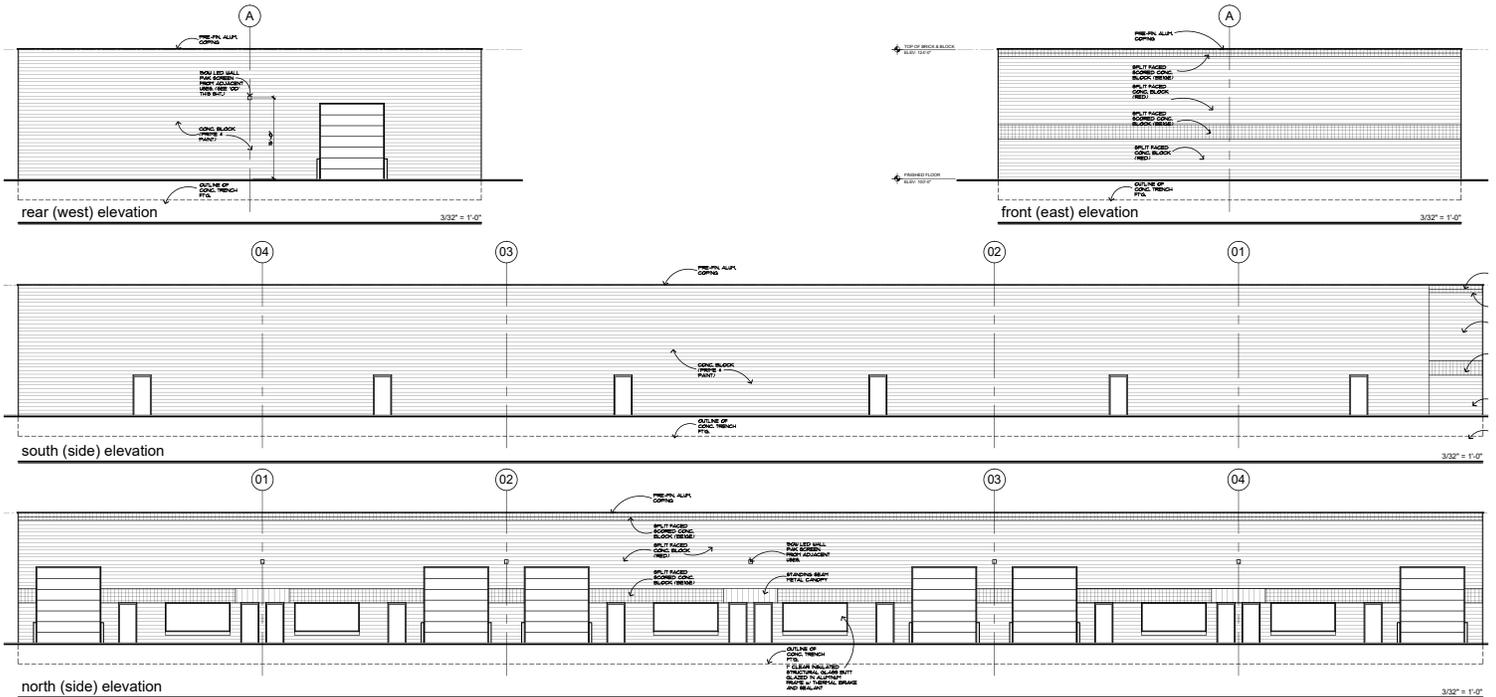
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ELEVATIONS



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**Beaver Creek Subdivision
70699 Beaver Creek Drive
Bruce Twp., MI 48065**



Property Type: Industrial
Available SF: 22,304
Rentable Units SF: 3,717 - 22,304
Market: SE Michigan
Submarket: North Macomb
County: Macomb

Availability Details

Available SF: 22,304	Transaction Type: Lease	Notes: * - Units can be combined to accommodate larger size requirements. ** - Gross rate includes base year real estate taxes, common area maintenance, and general liability insurance.
Industrial Per Unit SF: 3,317*	Asking Lease Rate: \$13.95/SF Gross**	
Office Per Unit SF: 400		

Comments

Availability Comments: New Construction!! Multi-tenant building planned for 2025-2026 occupancy. Located in an up and coming industrial park in Romeo Township close in proximity to M-53 freeway. Multiple units can be combined to accommodate larger size requirements.

Building & Construction Details

Construction Status: Proposed	Year Built: 2026	Roof Type:
Building Class:	Year Refurbished:	Roof Age:
Spec/BTS:	Floors:	Floor Type: 6" Reinforced Concrete
Primary Use: Industrial	Multi-Tenant: Yes	Heating Type: Radiant Tube in Shop
Secondary Use:	Building Dimensions: 272' x 82'	A/C Type: HVAC in Office
Flex: No	Construction Type: Brick	Sprinkler:
# of Buildings: 1		Security:

Clearance, Dock & Door

Ceiling Height: 20'0"	# GL/DID: 6	# Int. Docks:
Bay/Column Size(WxD):	GL/DID Dim.(HxW): 12' x 14'	# Int. Levelers:
Column Spacing: 45'-4"	# DH/Truck-Level Doors:	# Ext. Docks:
	# Rail Doors:	# Ext. Levelers:
	Total Doors: 6	Cross-docked: No
Loading & Door Comments:		

Crane Features

# Cranes:	Capacity Tons (Min):	Hook Ht. (Ft.):
	Capacity Tons (Max):	Clearance (Ft.):
Crane Comments:		

Parking

# Spaces:	# Covered Spaces:	# Uncovered Spaces:
Parking Ratio:	Monthly Rate:	Monthly Rate (\$):
Parking Comments:		

Site

Land Size (Acres):	Lot Dimensions (LxW):	Zoning:
Land SF:	Floodplain:	Site Condition/Quality:
Land Usable Acres:	Density:	Topography:
Land Usable SF:	Permitted FAR:	Site Shape:
Max Contiguous SF:	Development Capacity:	Access:
Max Contiguous Acres:	Yard Type:	Visibility:
Permitted SF:	Yard SF:	Frontage:
Buildable SF:		
Additional Site/Parcel Information Comments: Parcel Identification Number 14-01-36-126-021		
Frontage Traffic Count Comments:		

Utilities

Gas: Natural	Power:	Phone:
Water: City	Amps:	Cable:
Sewer: City	Volts:	Broadband:
	Phase:	Broadband Supplier:
	Power Supplier:	
Utility Comments:		

Contacts for this Availability

Role	Company	Name	Phone	Email
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