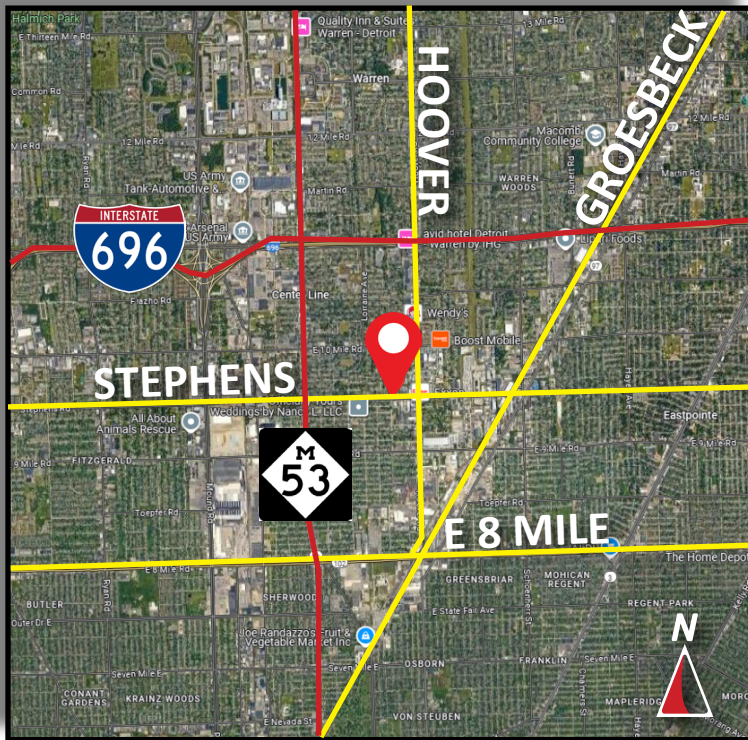




# FOR SALE/LEASE

11355 Stephens Road  
Warren, Michigan 48089  
25,150 Square Feet



- Corporate image office building for sale
- Ample parking lot with private gated entrance
- Monument signage available
- Open office floor plan with private offices on the perimeter
- Includes approximately 5,000 square feet of premium lower level space
- Three (3) floors with elevator
- Quick access to I-696, Mound, Van Dyke and Grosebeck Highway
- Sale price: \$1,190,000.00 / \$47.32 PSF
- Lease Rate: \$7.50 / PSF NNN

**Burger & Company**

**Joe Pellerito**  
Senior Associate  
Cell: 248.417.8246  
joe@burgercollc.com

**Victor Burger**  
Sales Associate  
Cell: 810.206.5747  
vic@burgercollc.com

248.536.2888  
www.burgercollc.com  
38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

# FOR SALE/LEASE

11355 Stephens Road  
Warren, MI 48089



## BUILDING SPECIFICATIONS

<b>Location</b>	W. of Hoover & Stephens	<b>Total Building Square Feet</b>	25,150 SF
<b>Parcel</b>	12-13-27-276-015	<b>Square Feet Available</b>	25,150 SF
<b>County</b>	Macomb	<b>Zoning</b>	Multi Zoned M-2 & P
<b>Lot Size</b>	1.70 Acres	<b>Year Built</b>	1965/Renovated 2014

<b>Lighting</b>	Fluorescent	<b>Restrooms</b>	Yes on all floors
<b>Parking</b>	Ample	<b>Signage</b>	Monument Sign Available
<b>Floors</b>	Three (3)/with Elevator	<b>Property Taxes</b>	\$18,008.42 (2025)

### Description

- Corporate image office building for sale
- Ample parking lot with private gated entrance
- Monument signage available
- Open office floor plan with private offices on the perimeter
- Includes approximately 5,000 square feet of premium lower level space
- Three (3) floors with elevator
- Quick access to I-696, Mound, Van Dyke and Grosebeck Hwy

<b>Sale Price</b>	\$1,190,000.00 (\$47.32PSF)
<b>Lease Rate</b>	\$7.50 / PSF NNN
<b>Availability</b>	Immediate Occupancy

**Burger**

& COMPANY

### Joe Pellerito

Senior Associate  
Cell: 248.417.8246  
joe@burgercollc.com

### Victor Burger

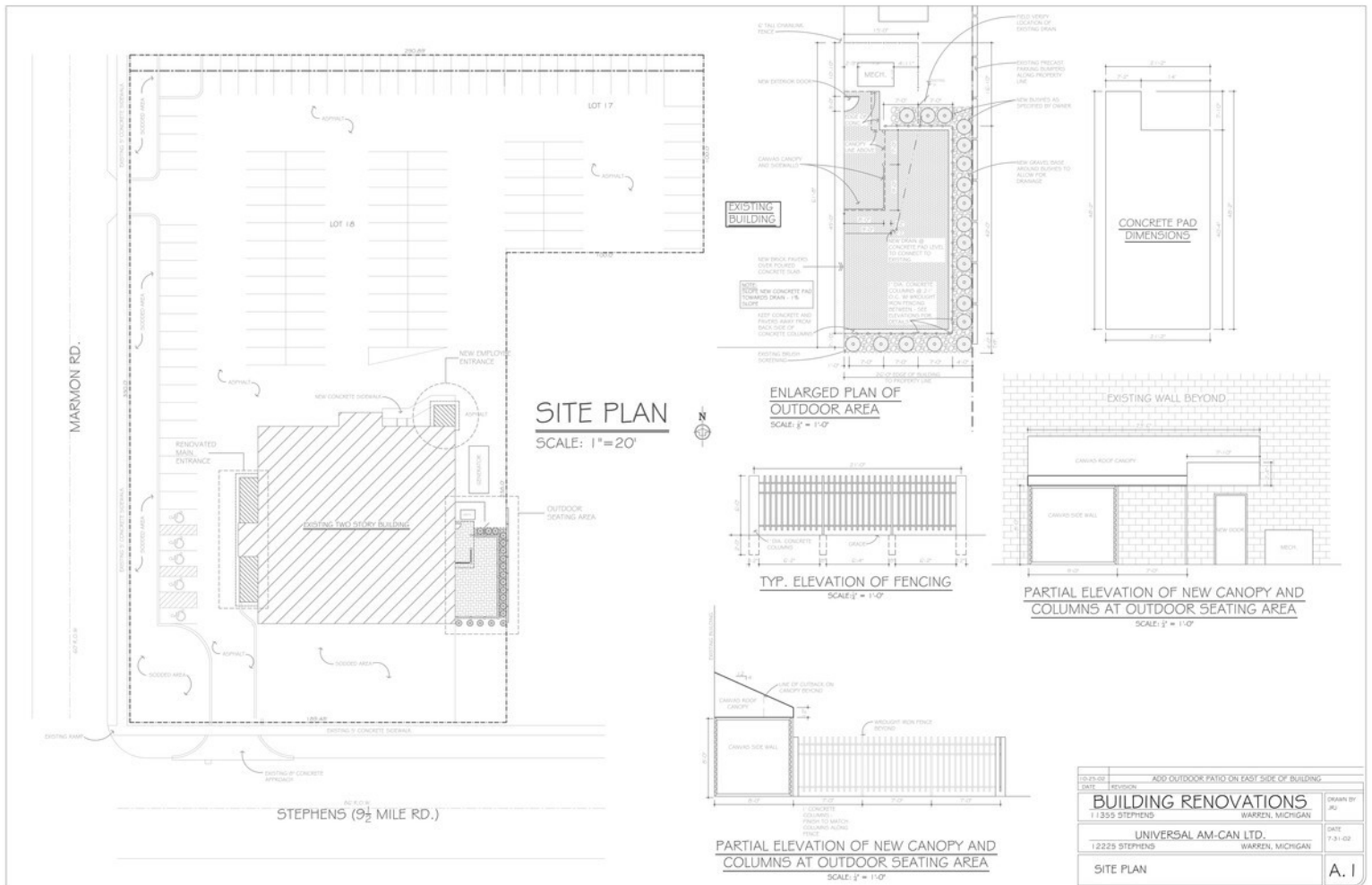
Sales Associate  
Cell: 810.206.5747  
vic@burgercollc.com

248.536.2888  
www.burgercollc.com  
38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

# FOR SALE/LEASE

11355 Stephens Road  
Warren, MI 48089



**Joe Pellerito**  
Senior Associate  
Cell: 248.417.8246  
joe@burgercollc.com

**Victor Burger**  
Sales Associate  
Cell: 810.206.5747  
vic@burgercollc.com



248.536.2888  
www.burgercollc.com  
38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

# FOR SALE/LEASE

11355 Stephens Road  
Warren, MI 48089

---



**Burger**

& COMPANY

**Joe Pellerito**

Senior Associate  
Cell: 248.417.8246

joe@burgercollc.com

**Victor Burger**

Sales Associate  
Cell: 810.206.5747

vic@burgercollc.com

248.536.2888

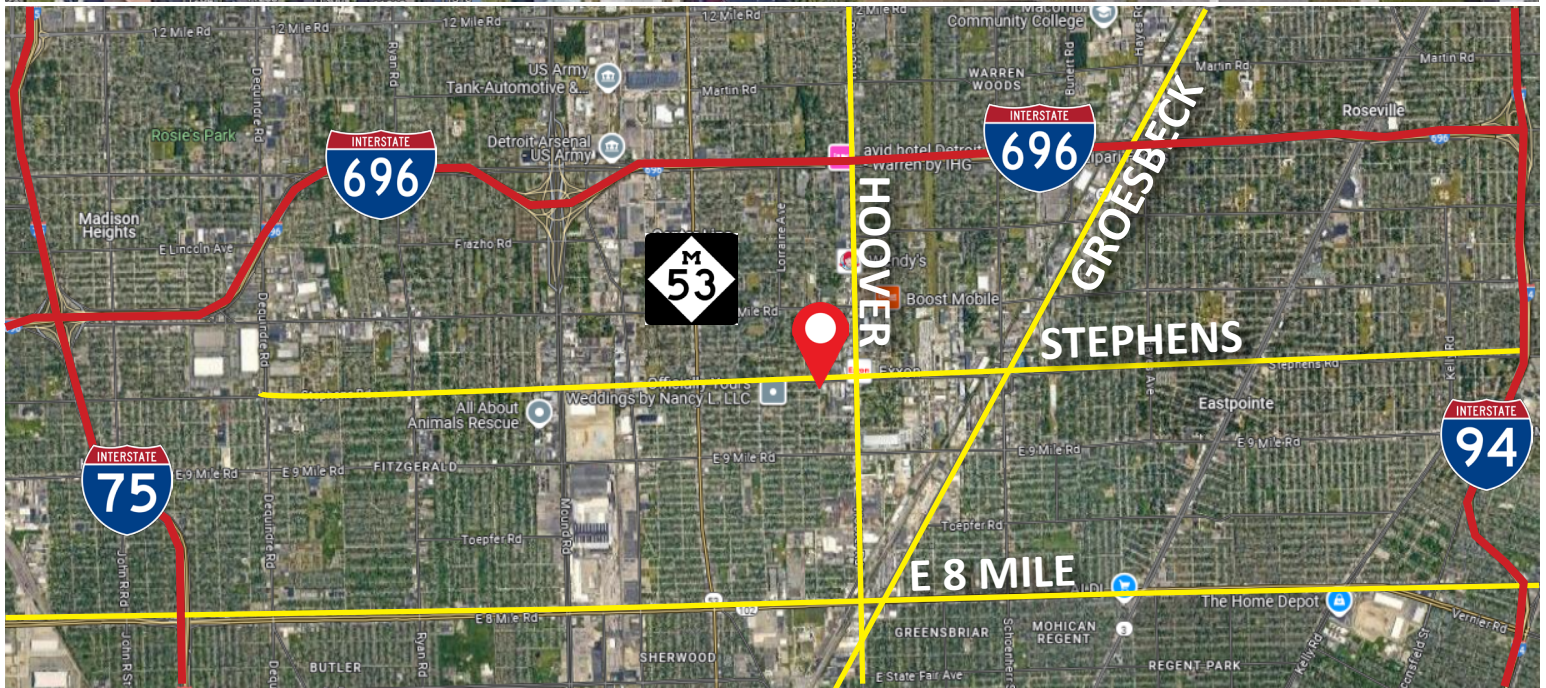
[www.burgercollc.com](http://www.burgercollc.com)

38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

# FOR SALE/LEASE

11355 Stephens Road  
Warren, MI 48089



**Joe Pellerito**  
Senior Associate  
Cell: 248.417.8246  
joe@burgercollc.com

**Victor Burger**  
Sales Associate  
Cell: 810.206.5747  
vic@burgercollc.com

248.536.2888  
www.burgercollc.com  
38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.