

70528 Korte Road

Bruce Twp, MI

- 14,540 - 29,080 SF For Lease
- New Construction
- Two Exterior Truckwells
- Offices Can be Finished to Suit
- Possible Tax Abatement
- Located Directly off M-53

INDUSTRIAL BUILDING FOR LEASE



12,178 - 24,356 SF of Factory



2,362 - 4,724 SF of Office



Two Exterior Truckwells



FOR MORE INFORMATION:

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 **L. MASON CAPITANI**
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Industrial Property Details:

Details:

Intersection: 33 Mile Road/M-53
Freestanding: Duplex
Year Built: 2025
Frontage: 352'
Depth: 275'
Parking: 29
Total SF: 29,080 SF
Available SF: 29,080 SF
Min/Max SF: 14,540 - 29,080 SF
Office SF: 2,362 - 4,724 SF
Factory SF: 12,178 - 24,356 SF
X-Way Distance: Directly off M-53
Zoning: Industrial

Interior:

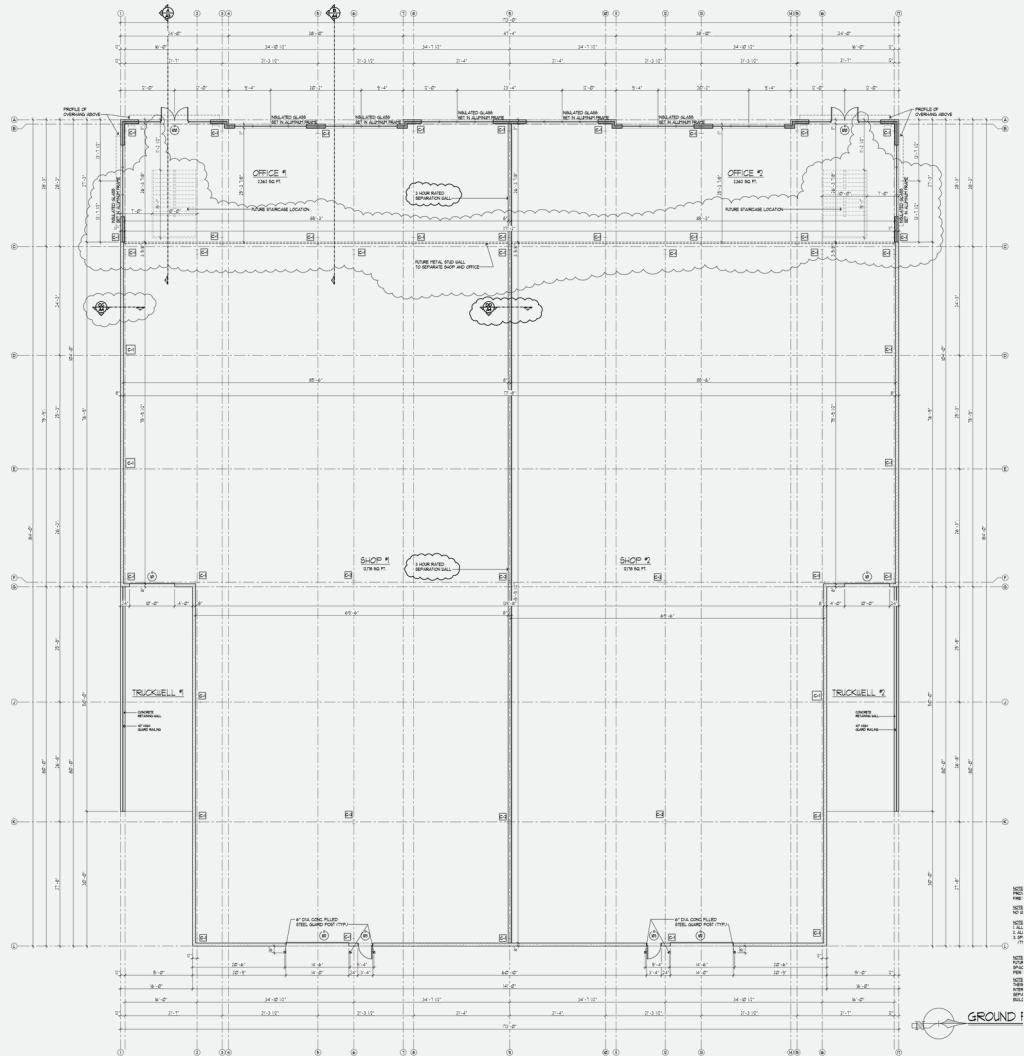
Ceiling Height: 24'
Bay Size: Clear Span
Restrooms: 4
Power: 480 Volt | 1,000 Amps
Lighting: LED
Truckwell(s): 2 ext.
Grade Door: (2) 14'x14'
Heating: Radiant
A/C: Office Only
Sprinklered: Yes
Notes: Office can be finished to suit. Tax abatement available to qualified users.

Economic

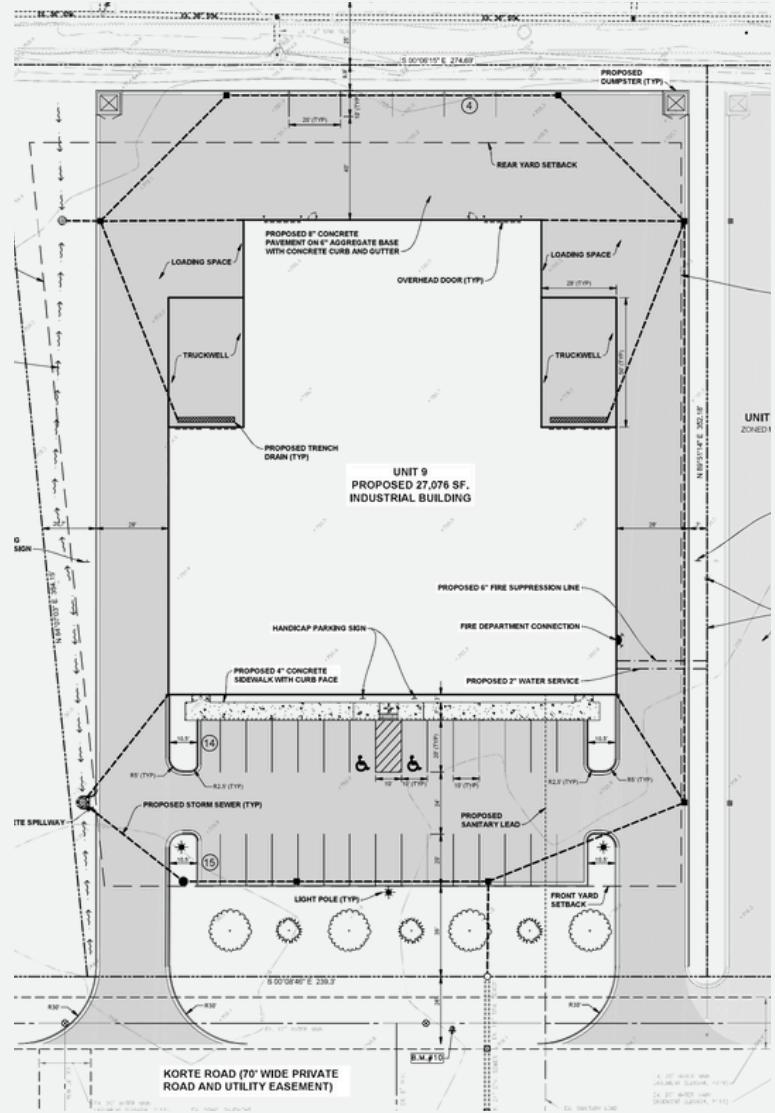
Lease/SF: \$10.50
Lease/Month: \$12,722.50 - \$24,445.00
Lease Terms: NNN
Occupancy: 90 Days

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Floorplan:



Site Plan:

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