

FOR LEASE

50625 DESIGN LANE
SHELBY TWP., MICHIGAN 48315



PROPERTY FEATURES

- 18,700 SF with 2,207 SF of Office
- 28' Clear Height
- Two 14'x14' Exterior Overhead Doors
One 12'x12' Interior Overhead Door
- One Truckwell
- Reinforced Crane Footings for 10-Ton
75' Clear-Span Crane System
- 1600 Amp/208V



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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PARCEL ID:	23-07-23-128-023
YEAR BUILT:	2005
CEILING HEIGHT:	28'
LOADING DOCKS:	1
GRADE LEVEL DOORS:	2
CRANES:	10 Ton Crane Footings
POWER:	1600 Amp/208V
PARKING SPACES:	46 and 2 handicapped parking spaces

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PROPERTY PRICING

TRANSACTION TYPE:	Lease
ASKING LEASE RATE:	\$9.50/SF NNN

The subject property is an approximately 18,700 square foot single-tenant industrial facility constructed in 2005, situated on a 1.17-acre parcel with Light Manufacturing zoning.

The building offers a clear height of approximately 28 feet and is equipped with 10-ton crane footings. Loading is supported by one exterior dock door, two exterior drive-in doors (14' x 14'), and one 12' x 12' interior overhead door.

The property is powered by approximately 1,600 amps of 208V three-phase electrical service and includes 46 surface parking spaces.

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