



Industrial for Lease

Property Name: Metro Court Industrial Park
Location: 36760 Metro Court
City, State: Sterling Heights, MI
Cross Streets: S. off 16 Mile Road; E of Mound
County: Macomb
Zoning: M-2, Hvy. Industrial

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	10,400	Available Shop Sq. Ft.:	9,350
Available Sq. Ft.:	10,400	Available Office Sq. Ft.:	1,050
		Office Dim:	25 x 42
		Shop Dim:	58 x 162

PROPERTY INFORMATION

Freestanding:	Yes	Year Built:	1989
Clear Height:	16'	Rail:	No
Grade Level Door(s):	2: 12 x 14, 12 x 14	Security:	Yes
Truckwells or Docks:	0	Interior:	N/A
Exterior Construction:	Block/Brick	Lighting:	M. Hal./Fluor.
Structural System:	Steel	Bay Sizes:	58 x 162
Air-Conditioning:	Office	Restrooms:	Mens and Womens
Heating:	Gas Forced Air	Cranes:	No
Availability:	Immediately	Parking:	30
Power (Amps/Volts):	600 Amps, 230 Volts, 3-Phase		
		Roof:	Built Up
		Floors:	6"
		Floor Drains:	No
		Acres:	0.720
		Land Dimensions:	100 x 315

PRICING INFORMATION

Lease Rate:	\$4.50	Mthly Rate:	\$3,900.00	TD:	N/A
Lease Type:	NNN	Taxes:	\$7,200.00 (2012)	Deposit:	2 months
Lease Term:	1-5 Year(s)	Parcel #:	10-28-127-006	Assessor #:	N/A
Improvement Allowance:		Options:	N/A		
Tenant Responsibility:	NNN Operating Expenses: \$1.20 Per Sq. Ft. (2012)				

COMMENTS

Clear span, clean building, move in condition.



Broker: Signature Associates

Agent(s):

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