



## Industrial for Lease

**Property Name:**

**Location:** 13398-13420 West Star Drive, Unit: #13408

**City, State:** Shelby Twp., MI

**Cross Streets:** N. of 23 Mile; W. of Schoenherr

**County:** Macomb

**Zoning:** Lt Industrial

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 21,660

**Available Sq. Ft.:** 3,610

**Building Type:** Built

**Available Shop Sq. Ft.:** 400

**Available Office Sq. Ft.:** 3,210

**Mezzanine:** N/A

**Office Dim:** N/A

**Shop Dim:** N/A

### PROPERTY INFORMATION

**Clear Height:** 9' - 19'

**Grade Level Door(s):** 1: 12 x 14

**Truckwells or Docks:** 0

**Exterior Construction:** Face Brick

**Structural System:** Steel/Block

**Air-Conditioning:** Office/GFA

**Heating:** Radiant/GFA

**Availability:** Immediately

**Power (Amps/Volts):** 240 Volts

**Multi-Tenant:** Yes

**Rail:** No

**Security:** Yes

**Interior:** N/A

**Lighting:** Fluor./M. Hal.

**Bay Sizes:** N/A

**Restrooms:** Yes

**Cranes:** No

**Parking:** Ample

**Year Built:** 1999

**Sprinklers:** No

**Signage:** Yes

**Exterior:** N/A

**Roof:** Rubber Membrane

**Floors:** Tile

**Floor Drains:** No

**Acreage:** 1.390

**Land Dimensions:** N/A

### PRICING INFORMATION

**Lease Rate:** \$7.95

**Lease Type:** Gross

**Lease Term:** -

**Improvement Allowance:**

**Tenant Responsibility:**

**Mthly Rate:** N/A

**Taxes:**

**Parcel #:** 23-07-14-427-012

**Options:** N/A

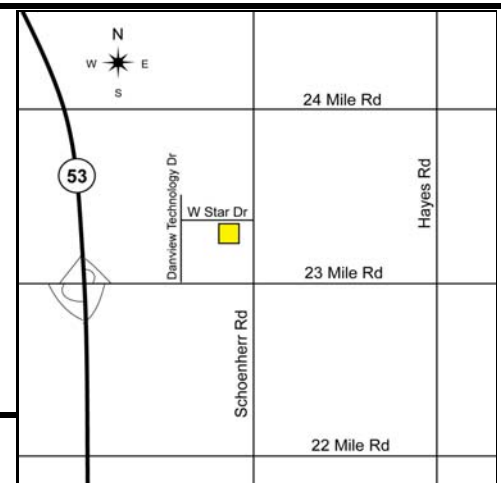
**TD:** N/A

**Deposit:** Negotiable

**Assessor #:** N/A

### COMMENTS

Located in a high-end multi-tenant complex. Mostly office which can be scaled back to increase the shop square footage.



**Broker:** Signature Associates

**Agent(s):**

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