

12350 E. NINE MILE ROAD
WARREN, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE
210,567 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS



PROPERTY FEATURES

- 210,567 square feet available
- 12,525 square feet of office space
- Great manufacturing, assembly, warehousing and distribution
- 12'-30' clear height
- (1) grade level door
- (19) truckwells: (6) in front, (13) in rear
- Excellent shipping and receiving for just-in-time delivery/sequencing
- Many acres of hard surface for truck parking
- 15.30 acre site
- Zoned M-2 and M-3
- Built in 1947, renovated in 1961
- 2000 amps, 220/480 volts power
- Lease Rate: \$6.00/sq. ft. NNN
- Sale Price: \$8,750,000.00 (\$41.55/sq. ft.)



For more information, please contact:

DAVE MILLER
(248) 948 4183
dmiller@signatureassociates.com

CHRIS MONSOUR
(248) 948 0107
cmonsour@signatureassociates.com

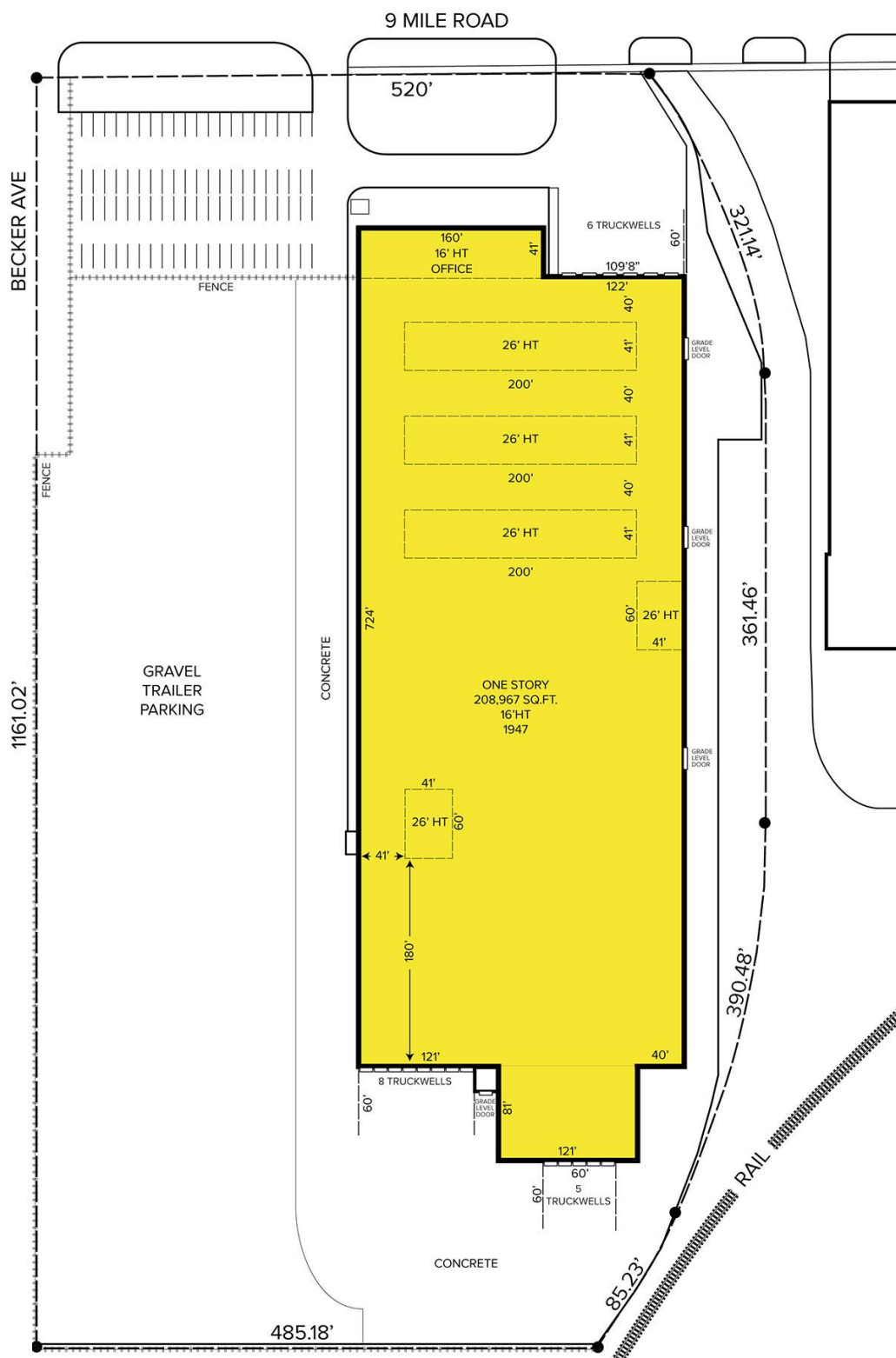
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

12350 E. Nine Mile Road – Warren, Michigan

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Site Plan



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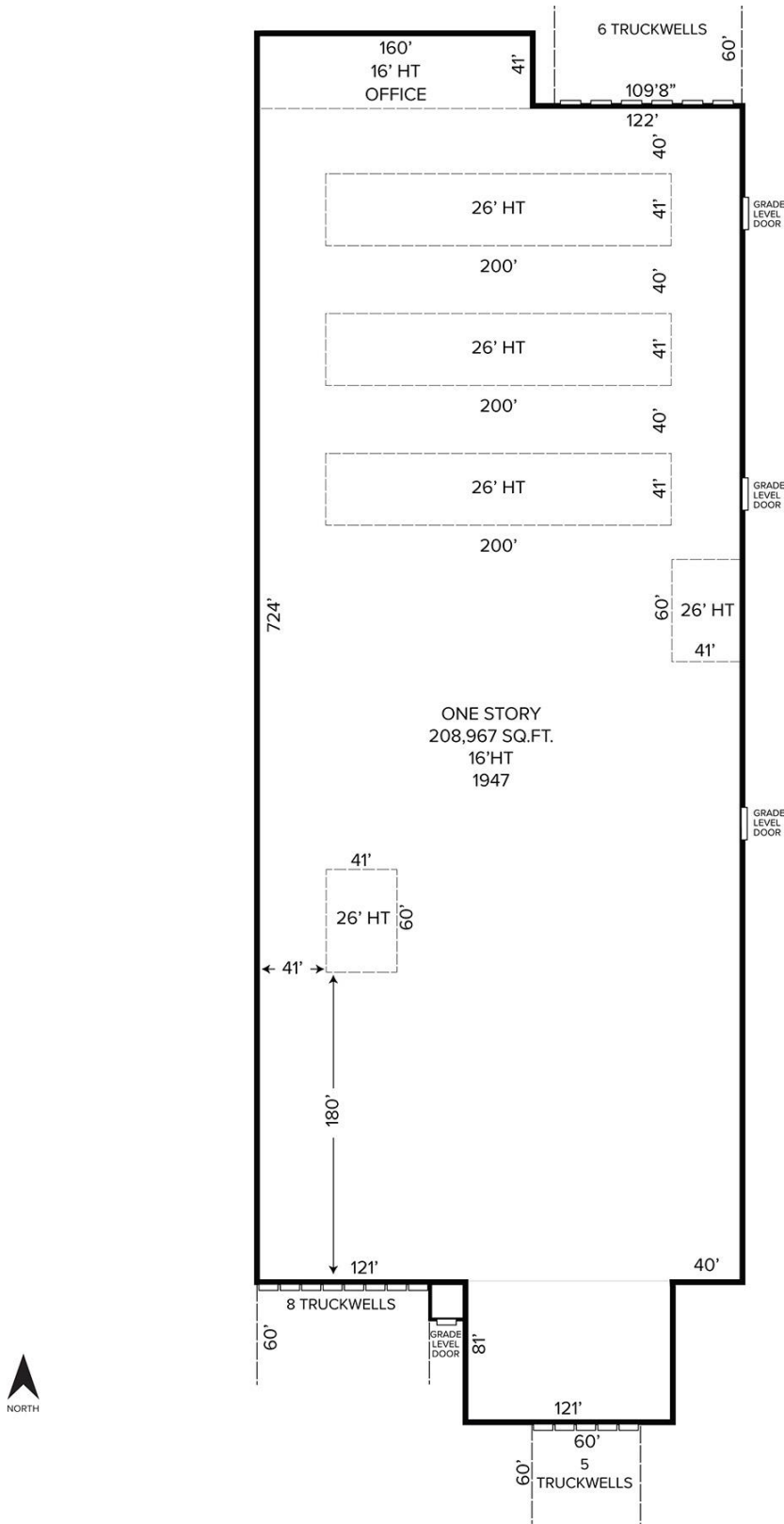
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Floor Plan



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Aerial



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