

**NEW CONSTRUCTION FOR LEASE**



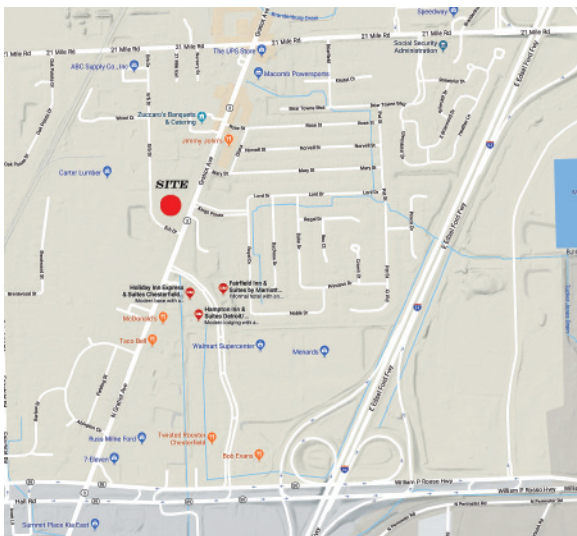
# PILOT

PROPERTY GROUP

**13,220 SQ. FT.**  
**46330 ERB DR., MACOMB TWP. MI 48042 (BUILDING #3)**

**PROPERTY OVERVIEW:**

New Construction development located at the corner of Erb Dr. & Gratiot at 21 Mile in Macomb Twp. Easy Freeway access to 94 via Hall Rd., or 21 Mile. Corporate Image Construction, Office / Showroom to suit. Clear Span Shop.



- Property Type:*..... Free Standing Industrial
- Cross Streets:*..... 21 & Gratiot
- Total Square Feet:*..... 13,220
- Office Sq. Ft.:*..... 1,650
- Shop Sq. Ft.:*..... 11,553
- Lease Rate:*..... \$6.95/Sq. Ft. NNN
- Construction:*..... Brick/Block
- Exterior Truck Well:*..... Yes
- Year Built:*..... 2018
- Shop Grade Level Door:*..... (1) 12'w x 14'h
- Zoning:*..... M-1 Light Industrial
- Truck Maneuverability:*..... Excellent
- Ceiling & Clear Heights:*..... 23'/20'
- Parking:*..... 26 Spaces
- Power:*..... 480 Volt, 3 Phase, 400 AMP
- Shop Heat:*..... Radiant Tube
- Office Heat & AC:*..... Yes
- Shop Lighting:*..... Metal Halide

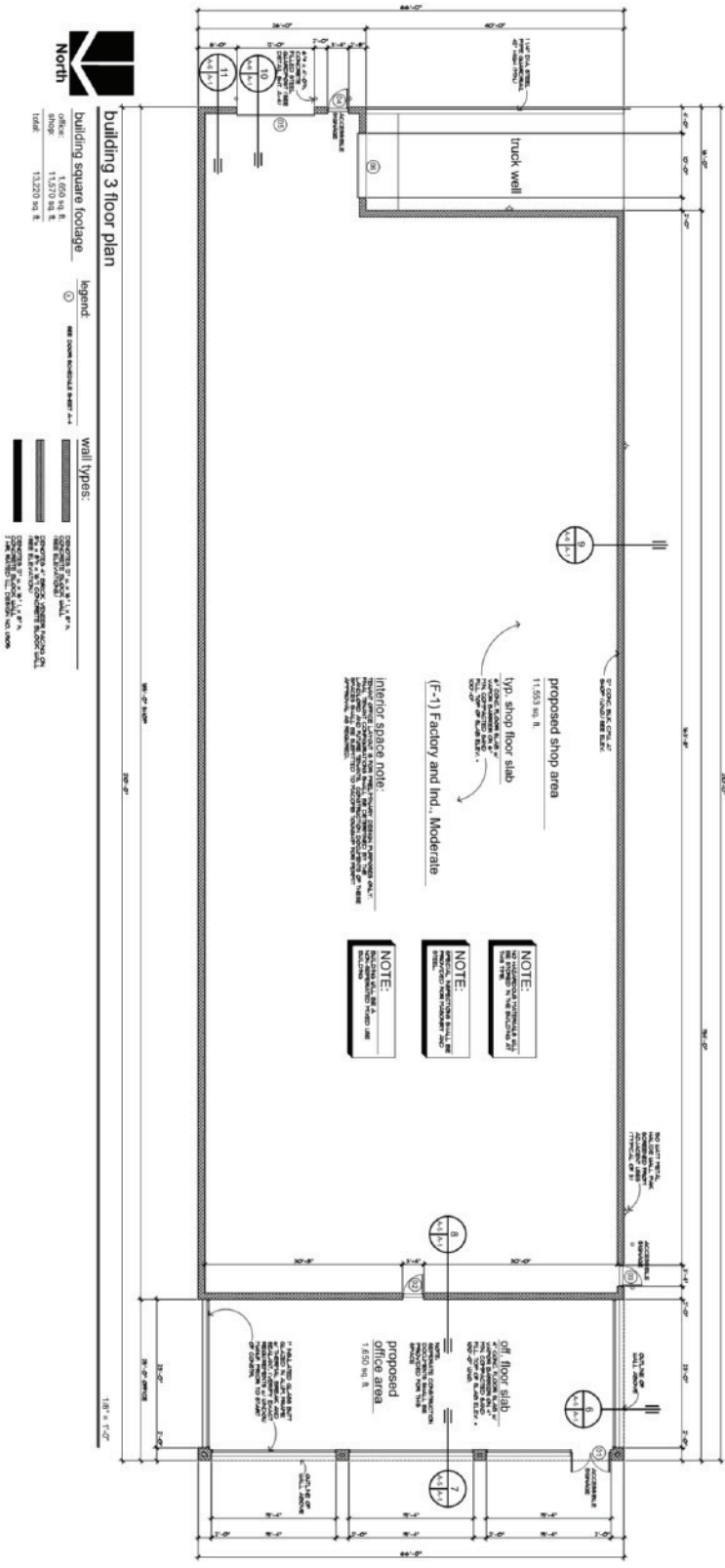
**AGENT CONTACT INFO**

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## FLOOR PLAN



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