



Industrial For Lease

Property Name: Tri-County Commerce Center I
Location: 1400 E. Ten Mile Road
City, State: Hazel Park, MI
Cross Streets: I-696 & I-75
County: Oakland
Zoning: Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 581,560
Available Sq. Ft.: 68,363 - 151,192

Building Type: Built
Available Shop Sq. Ft.: 65,563 - 143,642
Available Office Sq. Ft.: 2,800 - 7,550

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

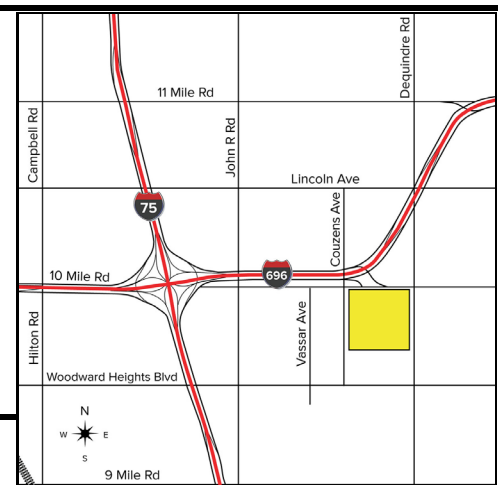
Clear Height: 32'	Freestanding: Yes	Year Built: 2017
Grade Level Door(s): 2: 13 x 14	Rail: No	Sprinklers: ESFR
Truckwells or Docks: 23	Security: Yes	Signage: Yes
Exterior Construction: Precast	Interior: No	Exterior: Yes
Structural System: Steel	Lighting: LED	Roof: Membrane
Air-Conditioning: Office	Bay Sizes: 52' x 50', 52' x 60'	Floors: 7"-8" Concrete
Heating: Gas Forced Air	Restrooms: Men & Women	Floor Drains: No
Availability: Immediately	Cranes: No	Acreage: 36.200
Power (Amps/Volts): A: 400, V: 480/277	Parking: 80	Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$6.75	Mthly Rate: N/A	TD: N/A
Lease Type: NNN	Taxes: N/A	Deposit: N/A
Lease Term: 5-10 Year(s)	Parcel #: 25-25-226-003	Assessor #: N/A
Imprv Allow: N/A	Options: N/A	
Tenant Responsibility: 2019 CAM Charges \$2.42/sf		

COMMENTS

New construction complete and ready for occupancy. Great access to I-696 & I-75. Bays: 52' x 50' & 52' x 60'. (1) out-fitted dock per 15,000 sf.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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