

FOR LEASE

6555 SIMS DRIVE
STERLING HEIGHTS, MI 48313



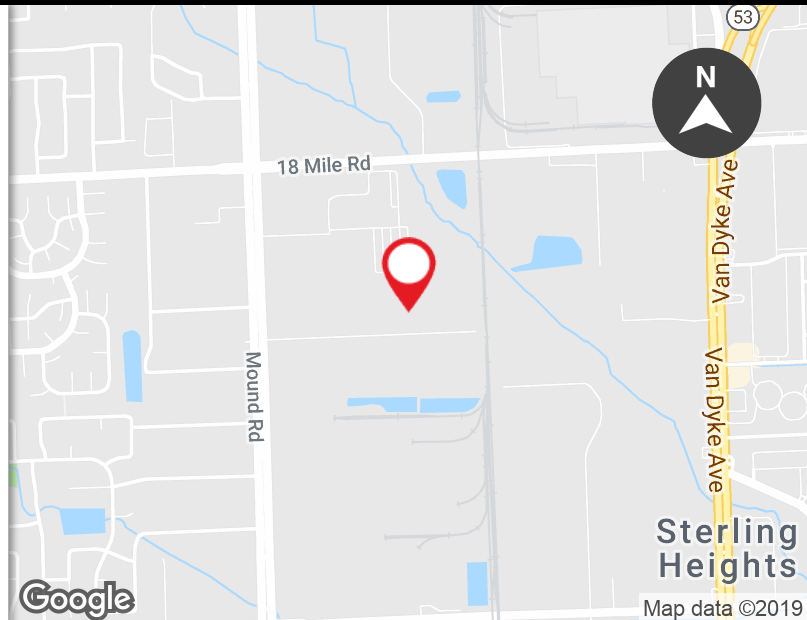
LEASE RATE - \$5.50/SF NNN



FLEX | 7,000 SF AVAILABLE

PROPERTY FEATURES:

- 7,000 SF available for lease
- High-tech flex space
- Cubicle furniture included
- Ample parking
- Ideal for engineering use
- Signage available
- Lease rate: \$5.50 NNN



FOR MORE INFORMATION PLEASE CONTACT:

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eCODE 21

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FOR LEASE

6555 SIMS DRIVE
STERLING HEIGHTS, MI 48313



building data

LOCAL AGENCY: CITY OF STERLING HEIGHTS
ADDRESS: 6555 SIMS DRIVE, STERLING HEIGHTS, MI 48313

REFERENCE CODES: 209 MICHIGAN BUILDING CODE WITH SEAS AMENDMENTS
209 MICHIGAN PLUMBING CODE WITH SEAS AMENDMENTS
209 MICHIGAN MECHANICAL CODE WITH SEAS AMENDMENTS
209 NATIONAL ELECTRICAL CODE WITH SEAS AMENDMENTS
209 MICHIGAN ENERGY CODE

BUILDING AREA: TENANT A: 148 SQ. FT.
TENANT B: 238 SQ. FT.
TENANT C: 428 SQ. FT.
TENANT D: 878 SQ. FT.
TOTAL: 1692 SQ. FT. TOTAL

USE GROUP (CHAPTER 3): I-1 FACTORY & INDUSTRIAL MODERATE HAZARDOUS

PROPOSED USE: INDUSTRIAL OFFICES / SHOP

CONSTRUCTION TYPE (CHAPTER 8): II-B (CONCRETE, UNPROTECTED)

OCCUPANT LOAD: INDUSTRIAL OFFICE - 1 PER 100 SQ. GROSS (TABLE 1004.1)
WORKSHOP - 1 PER 300 SQ. GROSS (TABLE 1004.1)
TENANT A: 148 / 100 = 1.48 OCCUPANTS
TENANT B: 238 / 100 = 2.38 OCCUPANTS
TENANT C: 428 / 100 = 4.28 OCCUPANTS
TENANT D: 878 / 100 = 8.78 OCCUPANTS

allowable area:

Type IIB Construction
ALLOWABLE AREA PER TABLE 503.1 TABLE 503.1 3000 SF
(F-1) Factory & Industrial - Moderate
ALLOWABLE AREA CALCULATION:
TOTAL AREA: 26,300 SQUARE FEET

STREET FRONTAGE INCREASE PER SECTION 504 FIRE AREA 1
(30' MIN. SEPT. DISTANCE) IN 10'-0" TO 10'-0" TO 24'-0" TO 24'-0"
OPEN PERIMETER: 100'-0"
TOTAL PERIMETER: 100'-0"
% TABLE AREA INCREASE: 100%

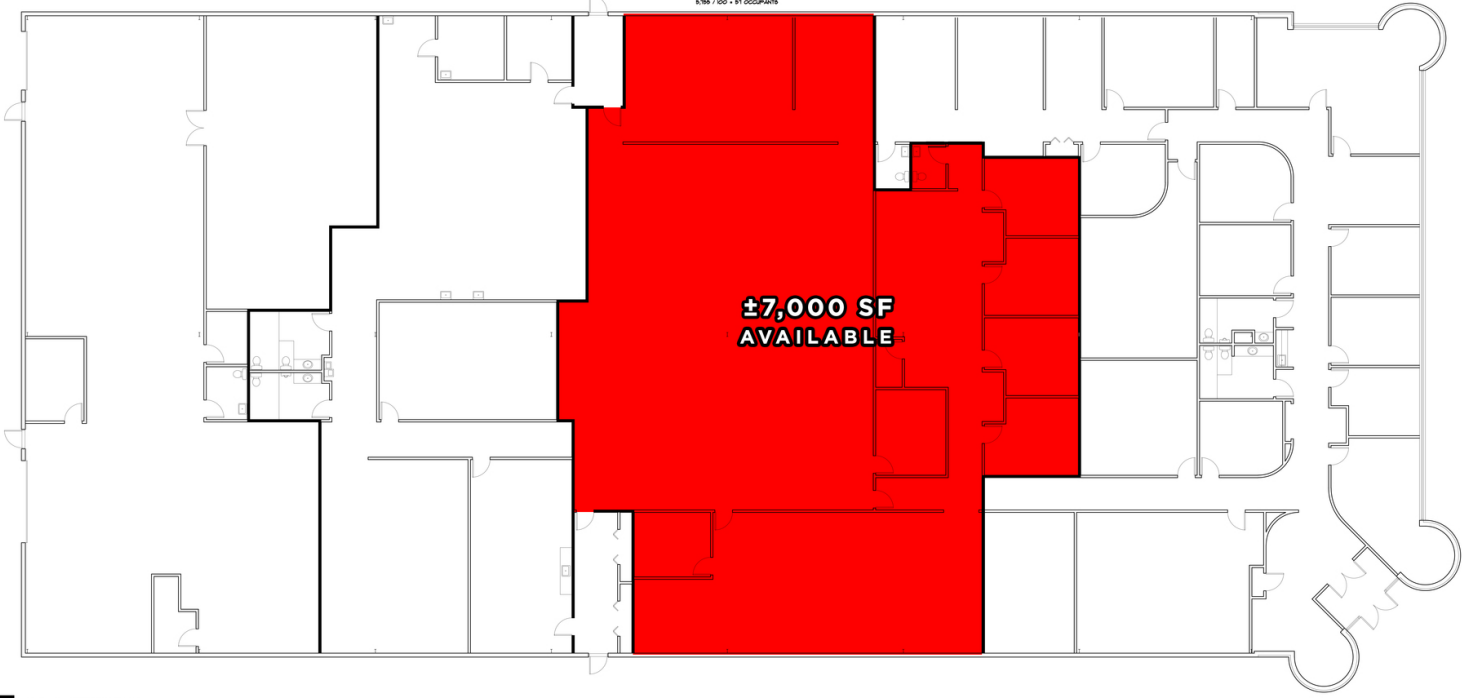
$(26,300 \text{ SQ. FT.}) \times (100\% \text{ PERCENT OF OPEN SPACE})$
 $(26,300 \text{ SQ. FT.}) \times (100\%) = 26,300$

% ALLOWABLE TABLE AREA: 100%
% REDUCTION FOR HEIGHT / SECTION 506.4.1: NONE
% INCREASE FOR SPRINKLER / SECTION 506.4.1: 100%
% STREET FRONTAGE INCREASE FROM CALCULATED: 0%
TOTAL PERCENTAGE FACTOR (TPF): 100%

CONVERSION FACTOR (CF) (TABLE 503.1) 475
ALLOWABLE FLOOR AREA (CONVERSION FACTOR)
3000 SF x 475 = 1,425 SF AREA
NOTE: FIRE AREA IS SHOWN ALLOWABLE AREA

fire suppression system note:

ENTIRE BUILDING IS CODE FIRE SUPPRESSED.
FIRE PROTECTION CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL.
PRIOR TO THE INSTALLATION OF AN AUTOMATIC SPRINKLER SYSTEM, PLANS SHALL BE SUBMITTED AND APPROVED BY THE FIRE DEPARTMENT. A THIRTY (30) DAY PERIOD OF THREE (3) SETS OF COMPLETE SPRINKLER PLANS SHALL BE OBTAINED BY THE FIRE DEPARTMENT, AND ALL WORKERS SHALL BE REQUIRED TO THE SPRINKLER CONTRACTOR. THE SPRINKLER SYSTEM SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL ORDINANCES.



Frank Salomone
architects
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planners

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Date Issued: 09/24/18

Project:
Existing Industrial Facility for:
6555 Sims Dr.

Client:
Friedman Real Estate Management LLC
13801 23 Mile Road
Macomb, MI 48042

Sheet Title:
FLOOR PLAN

Project Number:
118-171

Drawn By:
JFN

Checked By:
F.S.

Issue:
 preliminary
 construction
 record

Sheet Number:
A-1

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