

PROPERTY FOR LEASE

Red Run Plaza

34843-34863 Schoenherr Sterling Heights, MI 48312



L. MASON CAPITANI

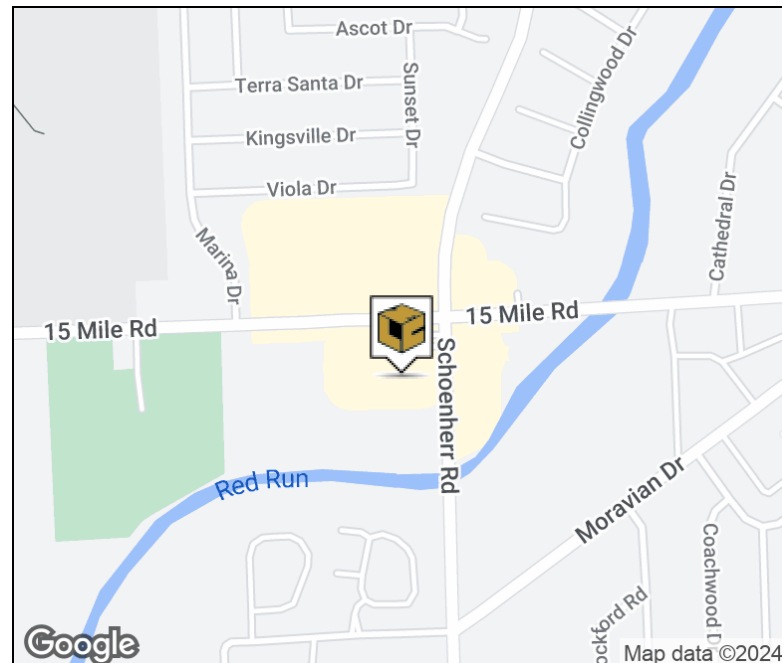
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- Opportunity for Medical/Dental/Office Conversion
- Up to 7,590 SF Available
- High Visibility Signage
- Professional Ownership/Management Team



FOR MORE INFORMATION:

Aaron Smith

Vice President

248.637.3515

asmith@lmcap.com

Robert Gojcay

Sales Associate

248.637.7783

rgojcay@LMCap.com



CONNECT WITH US

248.637.9700 | www.LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

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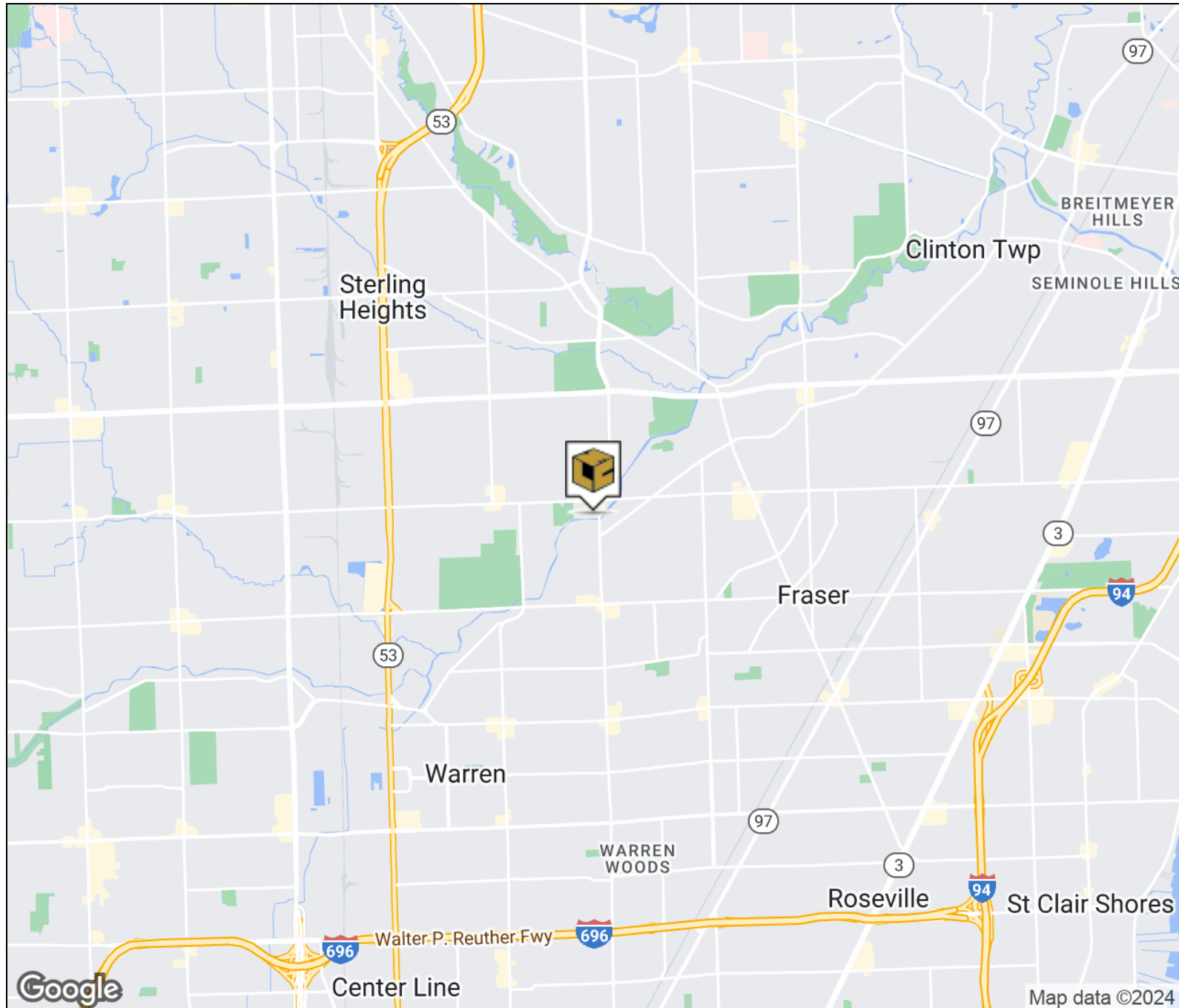
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LOCATION MAP



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L. MASON CAPITANI
CORFAC INTERNATIONAL

OFFICE PROPERTY DETAILS

Location Information

Street Address	34843-34863 Schoenherr
City, State, Zip	Sterling Heights, MI 48312
County	Macomb
Cross-Streets	SW Corner of 15 Mile/Schoenherr

Building Information

Building Size	7,590 SF
Building Class	C
Tenancy	Single/Multiple
Number of Floors	1
Year Built	1988
Gross Leasable Area	7,590 SF
Annual Escalations	\$0.50
Partition Allowance	Negotiable

Lease Rate

\$12.00 SF/yr NNN

Property Information

Property Type	Retail/Office/Medical
Property Subtype	Office Building
Zoning	C2
Lot Size	1.81 Acres
APN #	10-10-35-226-014

Parking & Transportation

Parking Type	Surface
Parking Ratio	5.4

Available Suites

34843 Schonherr - 1,150 SF	\$12.00 NNN
34851 Schoenherr - 4,400 SF	\$12.00 NNN
34863 Schoenherr - 2,040 SF	\$12.00 NNN
34843-34863 Schoenherr - 7,590 SF	\$12.00 NNN

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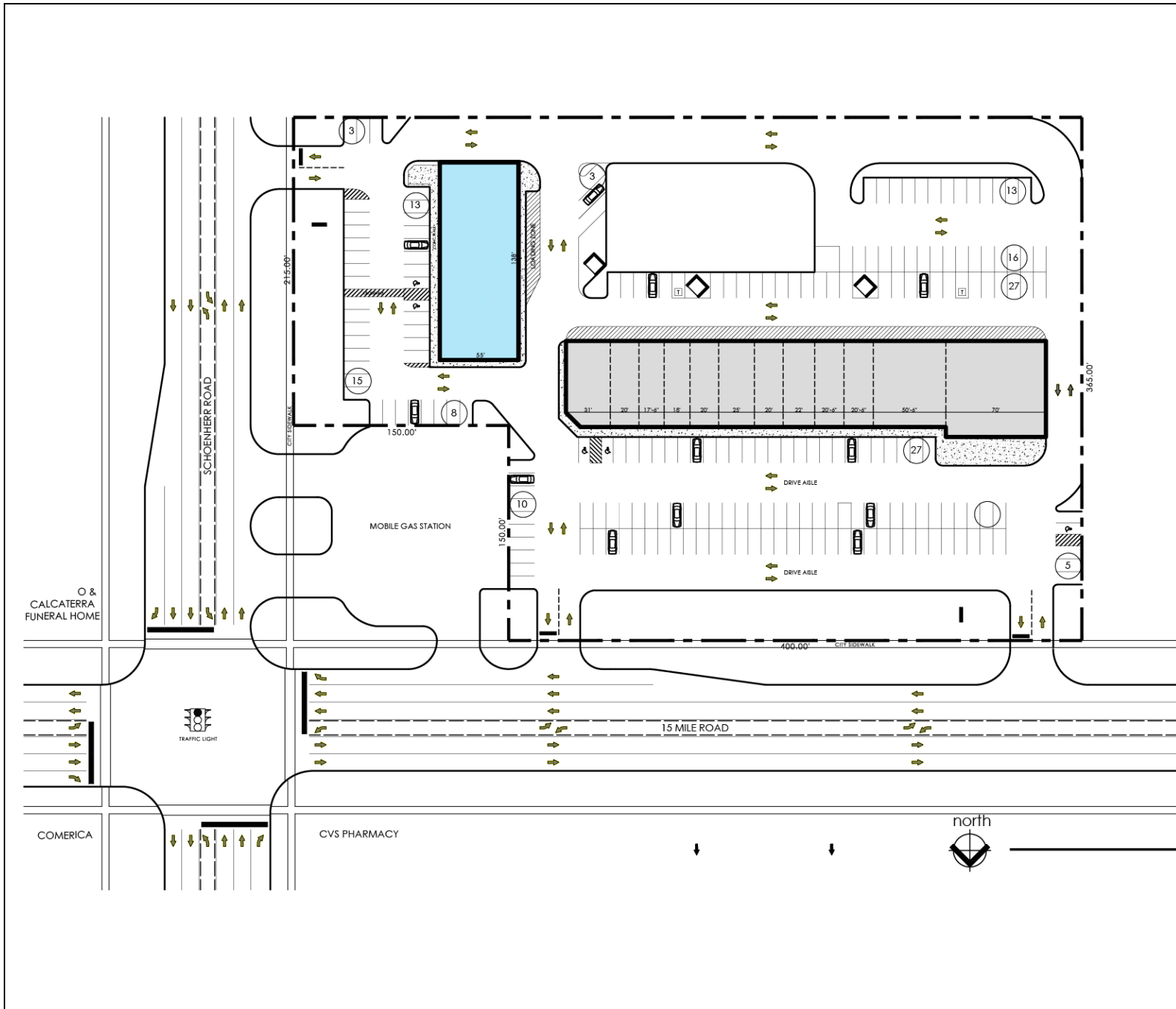
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ADDITIONAL PHOTOS



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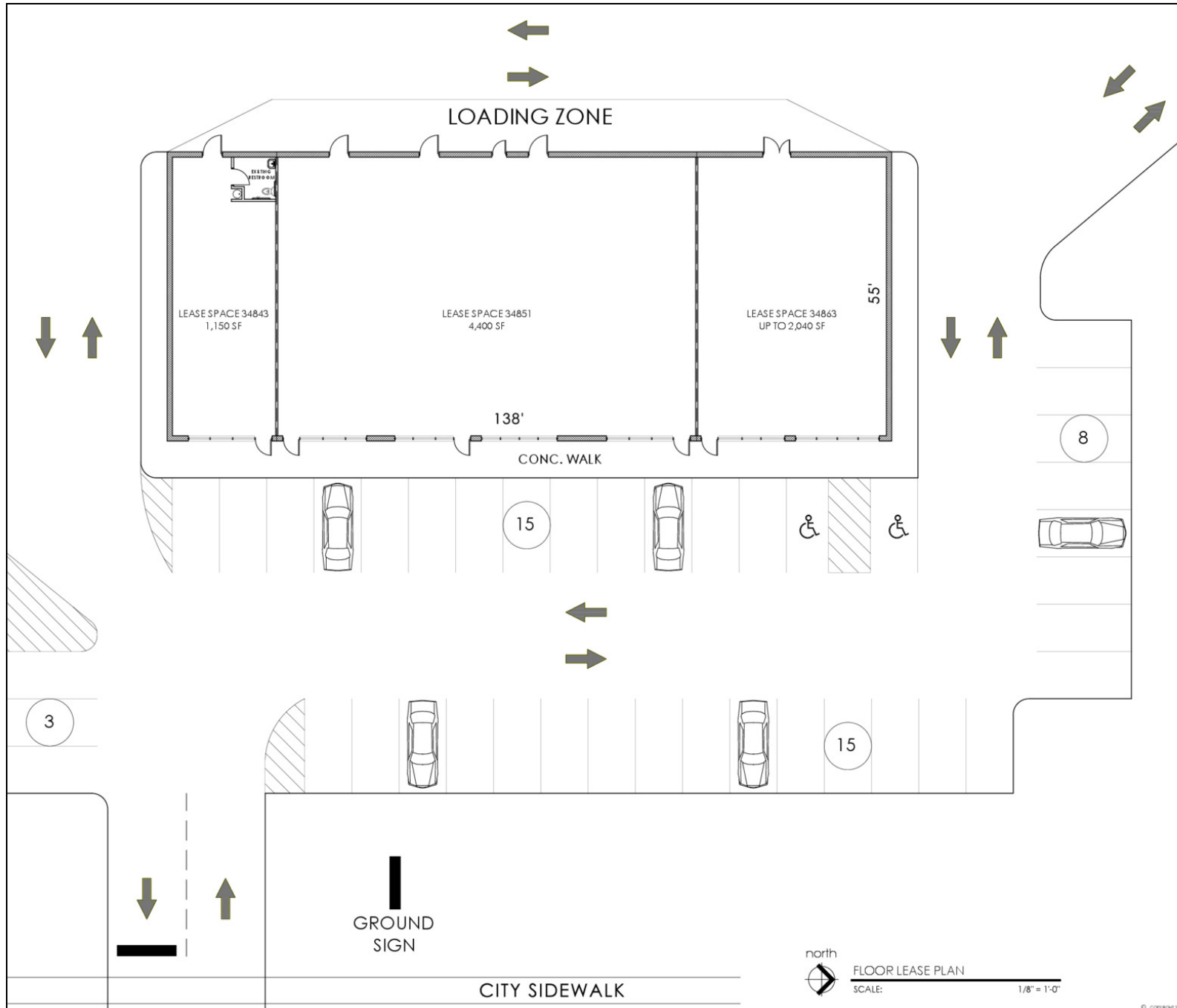
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SITE PLAN



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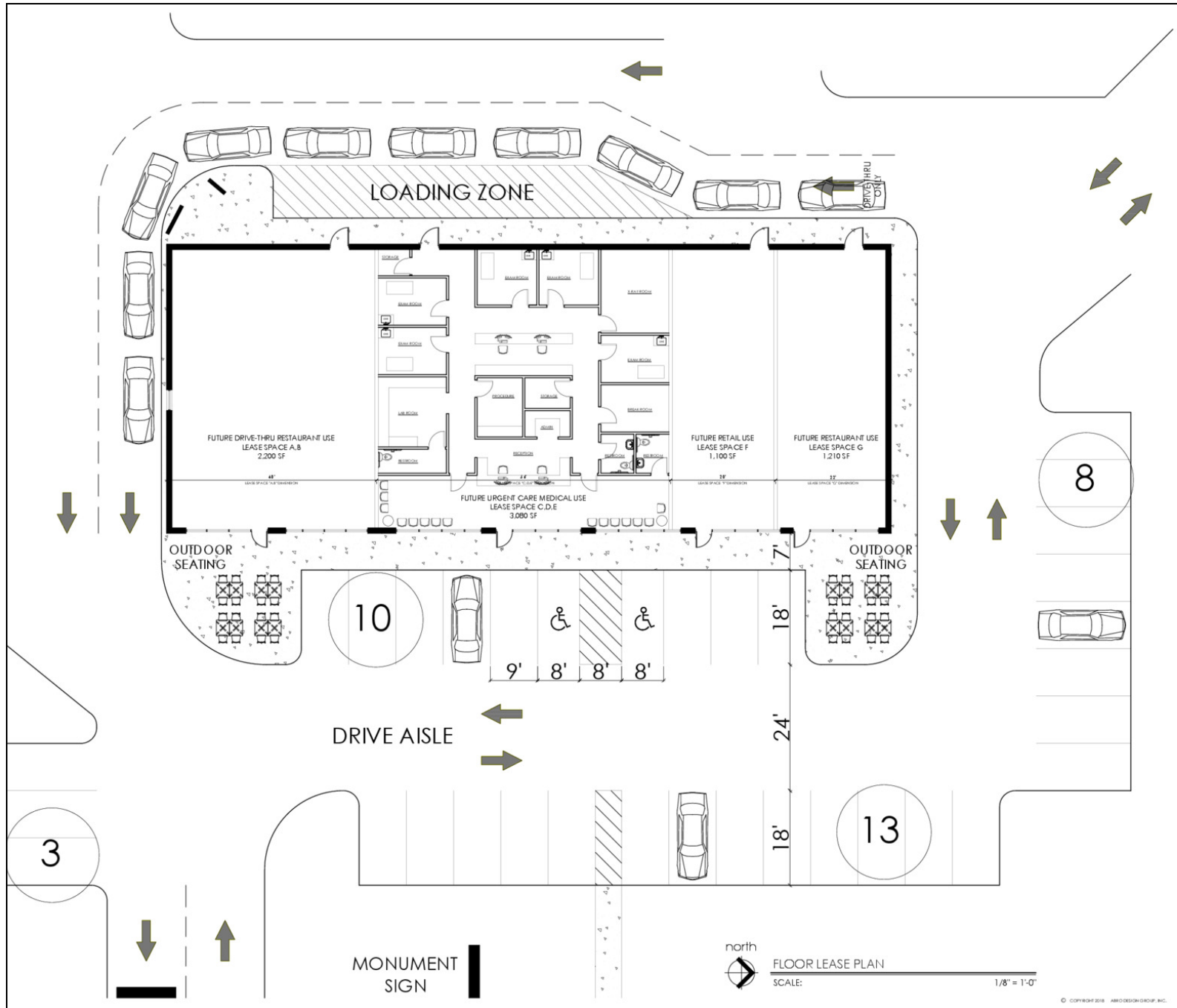
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PROPOSED LAYOUT



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