

**INDUSTRIAL PROPERTY // FOR LEASE**

## **2,100 SF INDUSTRIAL UNIT FOR LEASE AT MOUND TECH COMMONS**

42376-42498 MOUND RD, UNIT 42484

STERLING HEIGHTS, MI 48314



- 2,100 SF Industrial Unit
- 200 SF Office
- 16' Clear
- One (1) 12' X 12' overhead door
- 200 Amp / 220 Volt Power
- Immediate Occupancy
- Close to M-59



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## EXECUTIVE SUMMARY



### Lease Rate

**\$10.25 SF/YR  
(MG)**

### OFFERING SUMMARY

|                |                          |
|----------------|--------------------------|
| Building Size: | 70,373 SF                |
| Available SF:  | 2,100 SF                 |
| Year Built:    | 2000                     |
| Renovated:     | 2023                     |
| Zoning:        | Light Industrial         |
| Market:        | Detroit                  |
| Submarket:     | W of Van Dyke/<br>Macomb |

### PROPERTY OVERVIEW

2,100 SF industrial unit for lease at Mound Tech Commons, a professionally managed multi-tenant industrial complex in Sterling Heights! Suite 42484 Mound Rd features a 1,900 SF clear span warehouse with one 12' x 12' overhead door, 16' clear height, fluorescent lighting, 220 volt / 200 amp power, sprinklers, and a 200 SF air-conditioned office. Ideal for manufacturing and warehousing. Parking is adequate for most uses.

### LOCATION OVERVIEW

Located on the east side of Mound Rd in an industrial corridor of the Van Dyke/Macomb submarket. Fantastic location just south of 19 Mile Rd that is close to M-59.

### PROPERTY HIGHLIGHTS

- 2,100 SF Industrial Unit
- 200 SF Office
- 16' Clear
- One (1) 12' X 12' overhead door
- 200 Amp / 220 Volt Power
- Immediate Occupancy



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## INDUSTRIAL DETAILS

|                         |                    |
|-------------------------|--------------------|
| Property Type:          | Industrial         |
| Building Size:          | 70,373 SF          |
| Space Available:        | 2,100 SF           |
| Shop SF:                | 1,900 SF           |
| Office SF:              | 200 SF             |
| Occupancy:              | Immediate          |
| Zoning:                 | Light Industrial   |
| Lot Size:               | 5.09 Acres         |
| Parking Spaces:         | 4                  |
| Fenced Yard:            | No                 |
| Trailer Parking:        | No                 |
| Year Built / Renovated: | 2000 / 2023        |
| Construction Type:      | Block              |
| Clear Height:           | 16'                |
| Overhead Doors:         | One (1) 12' x 12'  |
| Truckwells/Docks:       | No                 |
| Cranes:                 | No                 |
| Column Spacing:         | Clear Span         |
| Power:                  | 220 Volt / 200 Amp |
| Buss Duct:              | No                 |
| Air Conditioning:       | Office Only        |
| Heat Type:              | Gas Unit           |
| Lighting:               | Fluorescent        |
| Sprinklers:             | Yes                |
| Floor Drains:           | No                 |
| Taxes:                  | Landlord Pays      |



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## ADDITIONAL PHOTOS



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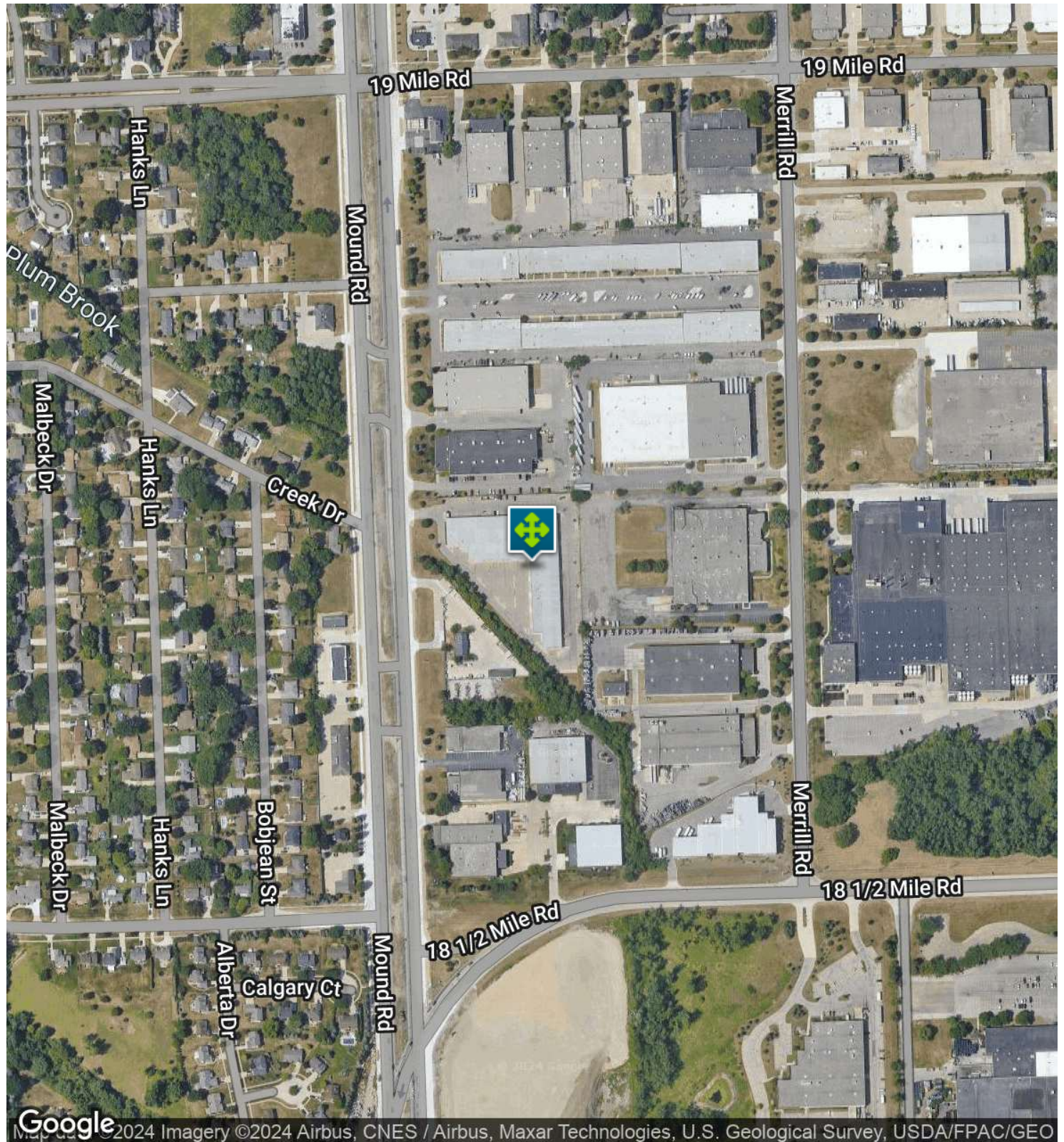
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## AERIAL MAP



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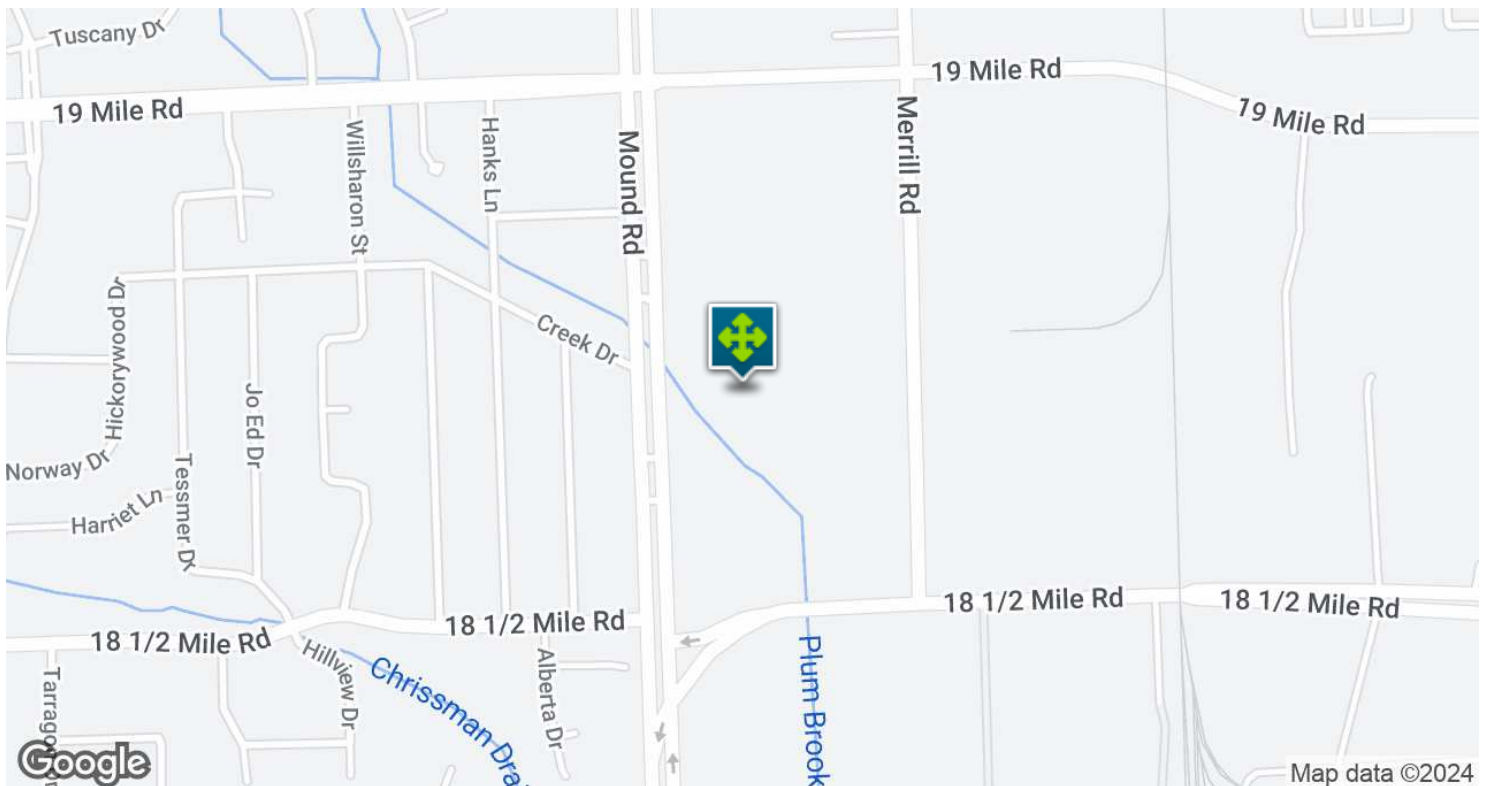
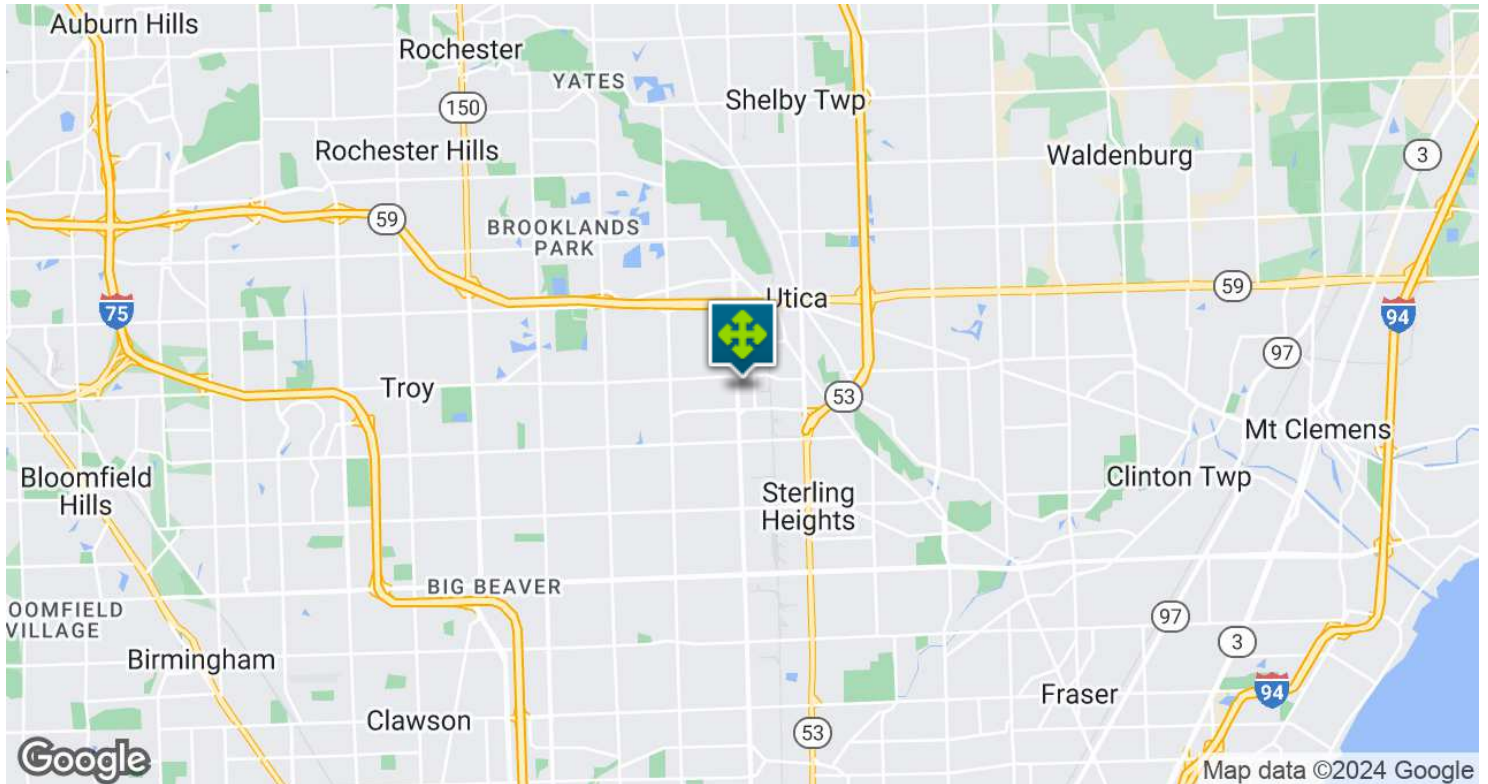
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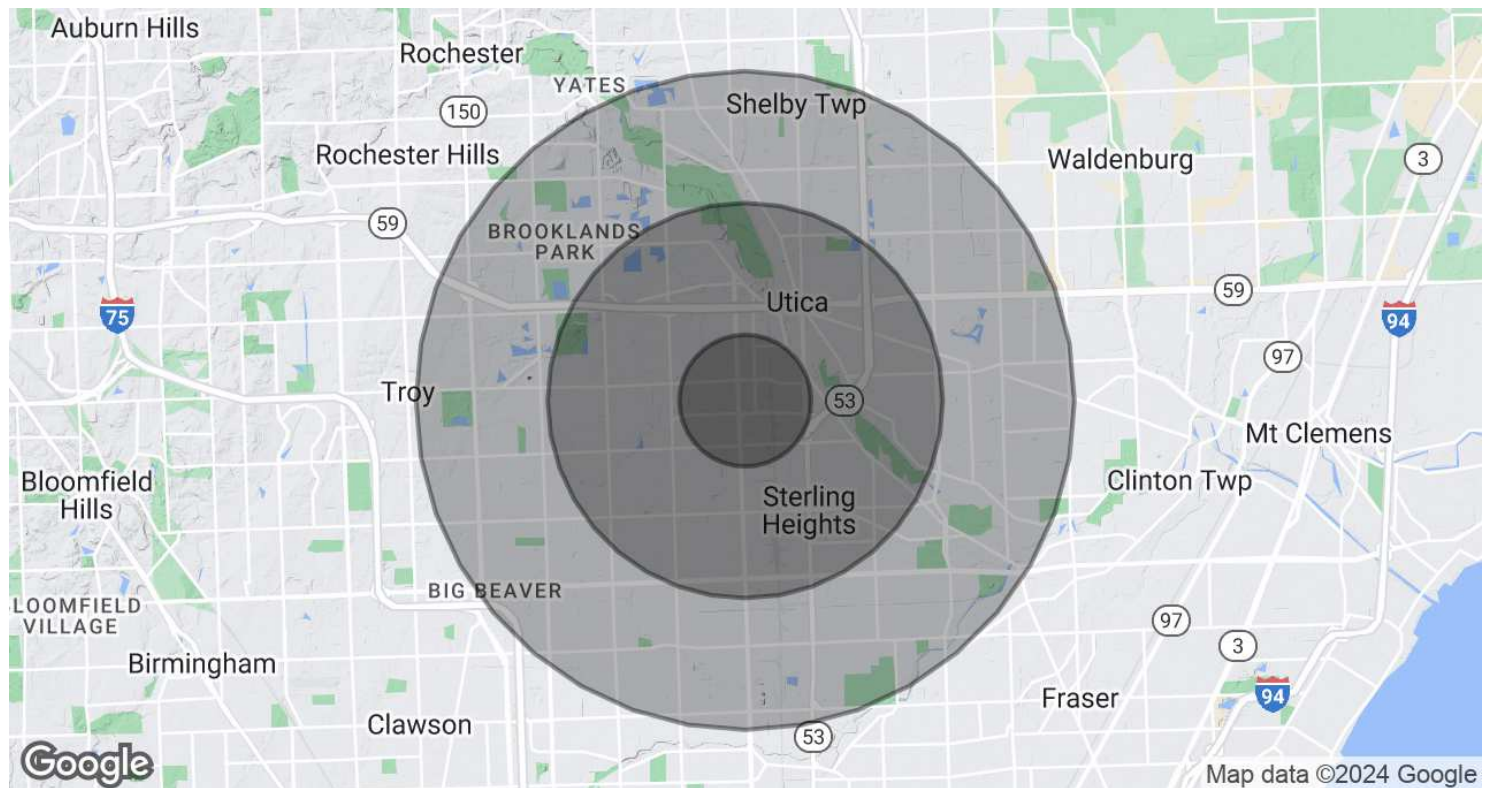
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## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,312  | 86,579  | 239,340 |
| Average Age          | 37.8   | 37.8    | 39.0    |
| Average Age (Male)   | 36.1   | 36.8    | 37.7    |
| Average Age (Female) | 39.4   | 39.0    | 40.2    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,371     | 32,323    | 90,135    |
| # of Persons per HH | 2.7       | 2.7       | 2.7       |
| Average HH Income   | \$64,490  | \$66,807  | \$73,124  |
| Average House Value | \$243,719 | \$195,089 | \$203,397 |

\* Demographic data derived from 2020 ACS - US Census



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## CONTACT US



### FOR MORE INFORMATION, PLEASE CONTACT:



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