

INDUSTRIAL PROPERTY // FOR LEASE

2,375 SF INDUSTRIAL UNIT AVAILABLE AT M-M TECH COMMONS

42700 - 42786 MOUND RD, UNIT 42806

STERLING HEIGHTS, MI 48314



- 2,375 SF Industrial Unit
- 300 SF Office
- 15' Clear
- One (1) 12' x 14' Overhead Door
- 200 Amp / 220 Volt Power
- Immediate Occupancy
- Close to M-59



P.A. COMMERCIAL
Corporate & Investment Real Estate

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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EXECUTIVE SUMMARY



Lease Rate

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

OFFERING SUMMARY

Building Size:	83,663 SF
Available SF:	2,375 SF
Lot Size:	5.39 Acres
Year Built:	1987
Renovated:	2023
Zoning:	Light Industrial
Market:	Detroit
Submarket:	W of Van Dyke / Macomb
Traffic Count:	33,825

PROPERTY OVERVIEW

2,375 SF shop/office industrial unit is available at M-M Tech Commons, a professionally managed, multi-tenant industrial/flex complex in Sterling Heights. Suite 42806 Mound Rd features a 2,075 SF clear span warehouse with a 12' x 14' overhead door, 15' clear height, fluorescent lighting, 200 amp / 220 volt power, 30' buss duct, and a 300 SF air-conditioned office. Ideal for manufacturing, warehouses, and tech companies. Parking is adequate for most uses. Gross Rent: Landlord pays the real estate taxes, insurance, and exterior maintenance.

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

- 2,375 SF Industrial Unit
- 300 SF Office
- 15' Clear
- One (1) 12' x 14' Overhead Door
- 200 Amp / 220 Volt Power



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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	83,663 SF
Space Available:	2,375 SF
Shop SF:	2,075 SF
Office SF:	300 SF
Occupancy:	Immediate
Zoning:	Light Industrial
Lot Size:	5.39 Acres
Parking Spaces:	4
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1987 / 2023
Construction Type:	Block / Steel
Clear Height:	15'
Overhead Doors:	One (1) 12' x 14'
Truckwells/Docks:	No
Cranes:	No
Column Spacing:	Clear Span
Power:	200 Amp / 220 Volt
Buss Duct:	Yes, 30'
Air Conditioning:	Office Only
Heat Type:	Gas
Lighting:	Fluorescent
Sprinklers:	No
Floor Drains:	No
Taxes:	Landlord Pays



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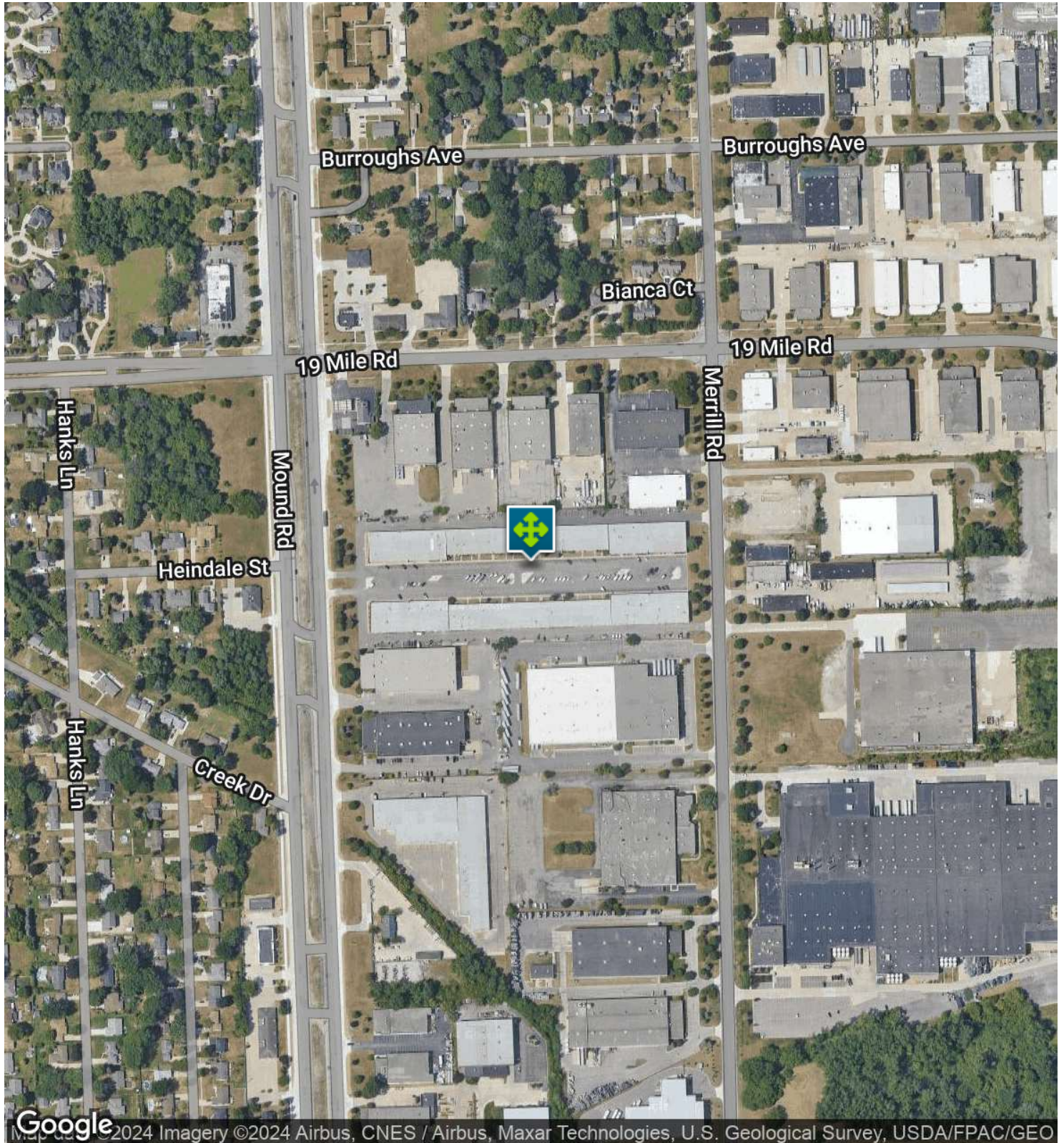
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ADDITIONAL PHOTOS



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AERIAL MAP



Google Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



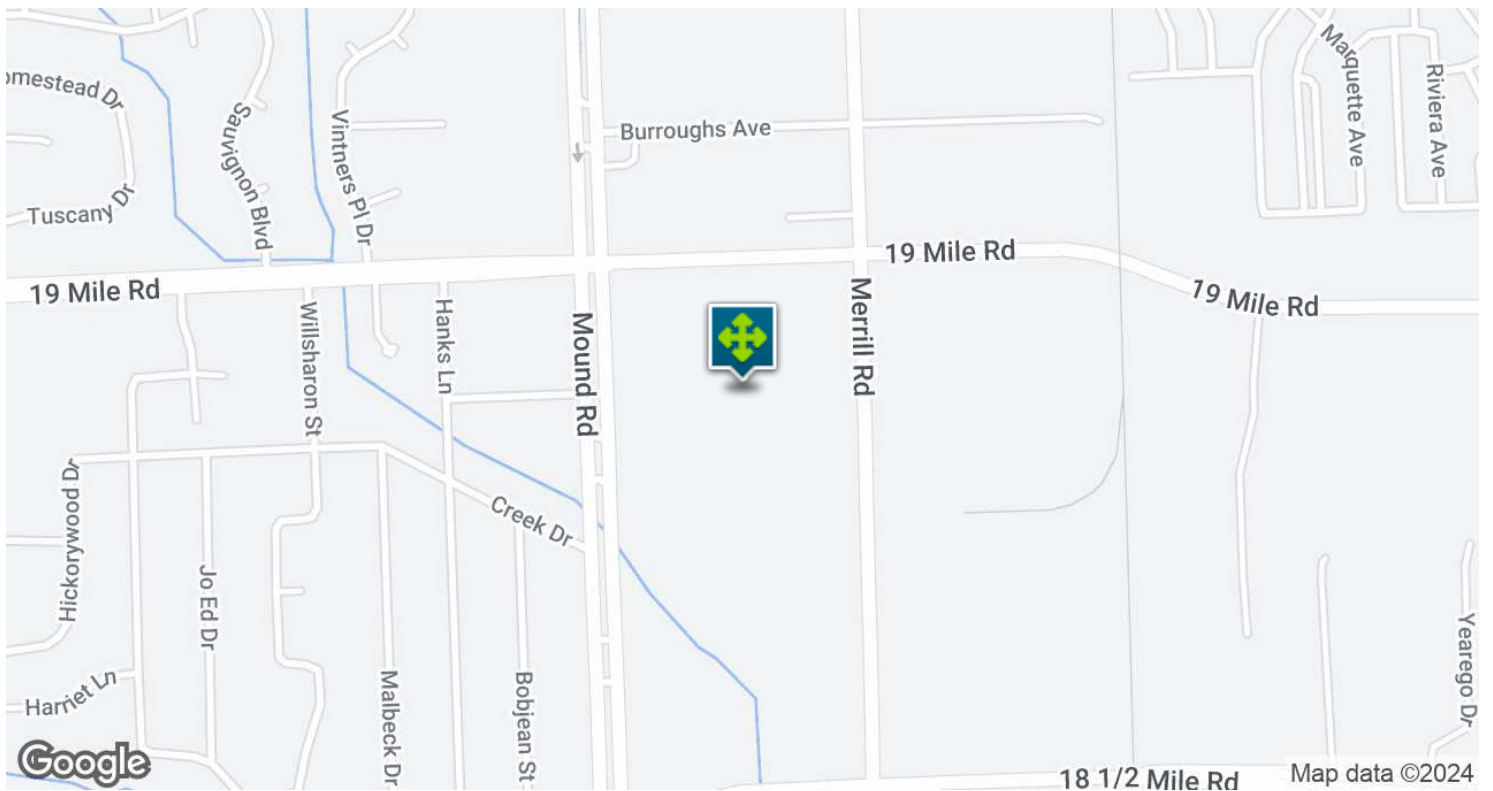
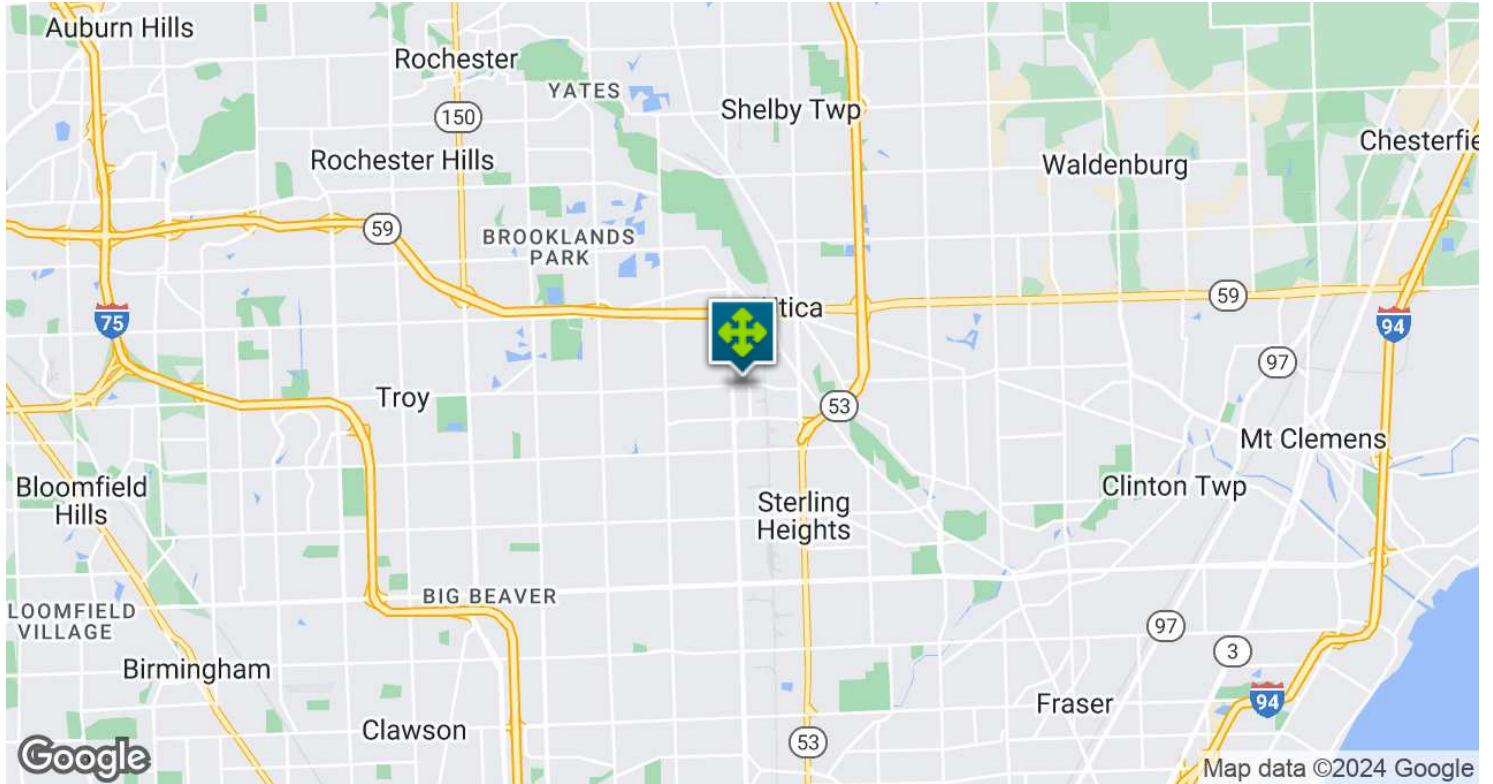
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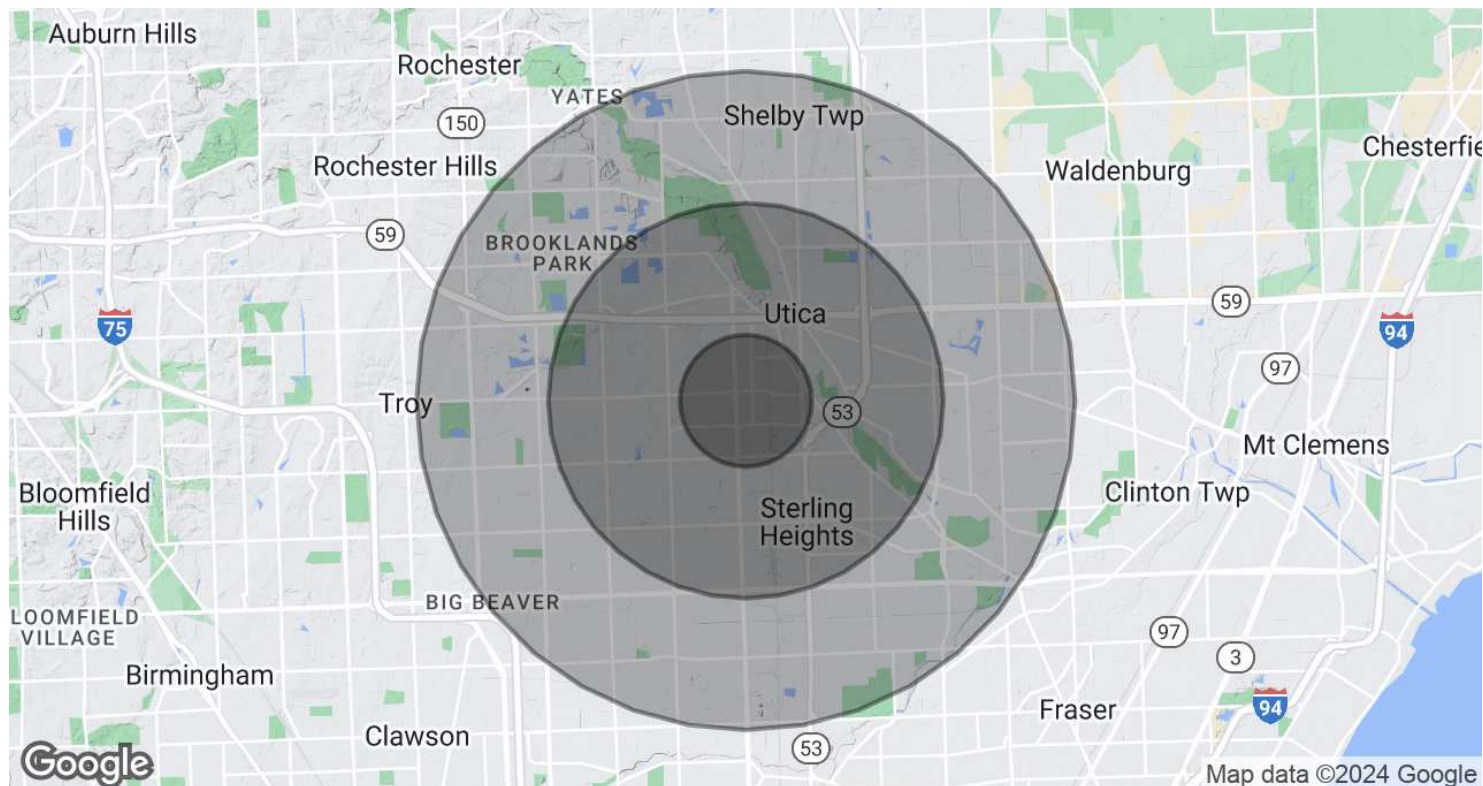
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,803	83,938	237,469
Average Age	36.6	37.7	39.1
Average Age (Male)	35.3	36.6	37.8
Average Age (Female)	37.9	39.0	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,238	31,653	89,736
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$60,146	\$66,411	\$72,976
Average House Value	\$259,701	\$192,601	\$203,232

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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