

INDUSTRIAL PROPERTY // FOR LEASE

2,550 SF AVAILABLE AT MOUND INDUSTRIAL COMMONS

35500-35580 MOUND ROAD
STERLING HEIGHTS, MI 48310



- 2,550 SF Industrial Space w/ 400 SF Office
- 12' x 14' Overhead Door
- 15' Clear
- Light Industrial Zoning
- Unit: 35564 Mound Rd



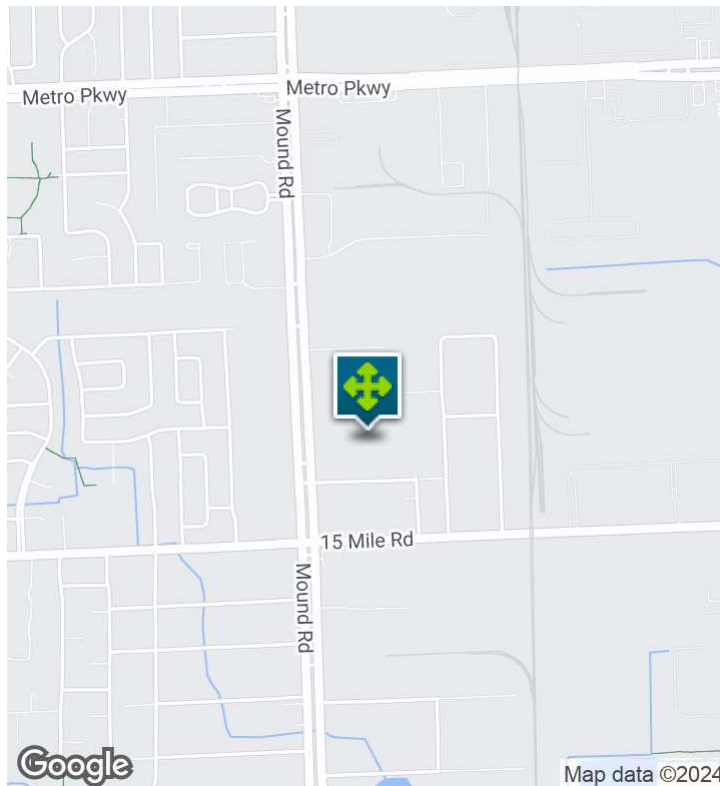
P.A. COMMERCIAL
Corporate & Investment Real Estate

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35500-35580 MOUND ROAD, STERLING HEIGHTS, MI 48310 // FOR LEASE

EXECUTIVE SUMMARY



| | |
|------------|-------------------------------------|
| Lease Rate | \$2,178.12 PER MONTH (GROSS) |
|------------|-------------------------------------|

OFFERING SUMMARY

| | |
|------------------|----------------------|
| Building Size: | 87,500 SF |
| Available SF: | 2,550 SF |
| Lot Size: | 5.74 Acres |
| Number of Units: | 1 |
| Year Built: | 1987 |
| Renovated: | 2015 |
| Zoning: | Lt Industrial |
| Market: | Detroit |
| Submarket: | W of Van Dyke/Macomb |
| Traffic Count: | 76,000 |

PROPERTY OVERVIEW

Come join a variety of tenants at the professionally managed/maintained Mound Industrial Commons! There is currently one 2,550 SF industrial space available for lease at 35564 Mound Rd that features a 2,150 SF shop and 400 SF air conditioned office area: with a 12' x 14' overhead door, 15' clear, fluorescent lighting, and 220-volt / 3-phase power. Parking allocation is 5 spaces per unit. Ideal for light manufacturing or warehouse. Gross rate: Landlord pays taxes and insurance.

LOCATION OVERVIEW

Excellent location on Mound Road and 15 Mile, just minutes from Hall Road, I-75, and I-696. Neighbors include Chrysler Assembly and Stamping, GM Tech Center, Ford Transmissions, General Dynamics, and hundred of suppliers and service-related companies.

PROPERTY HIGHLIGHTS

- 2,550 SF Industrial Space w/ 400 SF Office
- 12' x 14' Overhead Door
- 15' Clear
- Light Industrial Zoning



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INDUSTRIAL DETAILS

| | |
|-------------------------|------------------------------|
| Property Type: | Industrial |
| Lease Rate: | \$2,178.12 per month (Gross) |
| Space Available: | 2,550 SF |
| Shop SF: | 2,150 SF |
| Office SF: | 400 SF |
| Zoning: | Lt Industrial |
| Lot Size: | 5.74 Acres |
| Fenced Yard: | - |
| Parking: | 220 total (5 per unit) |
| Year Built / Renovated: | 1987 / 2019 |
| Construction Type: | Block / Steel |
| Clear Height: | 15' |
| Overhead Doors: | One (1) 12' x 14' |
| Truckwells/Docks: | No |
| Cranes: | No |
| Column Spacing: | 25' |
| Power: | 220 Volt 3 Phase |
| Buss Duct: | No |
| Air Conditioning: | Office Only |
| Heat Type: | Gas Unit |
| Lighting: | Fluorescent |
| Sprinklers: | No |
| Floor Drains: | No |
| Taxes: | Landlord Pays |



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ADDITIONAL PHOTOS



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SITE PLANS

35564 Mound Road
Sterling Heights, MI

2,550 sq. ft.



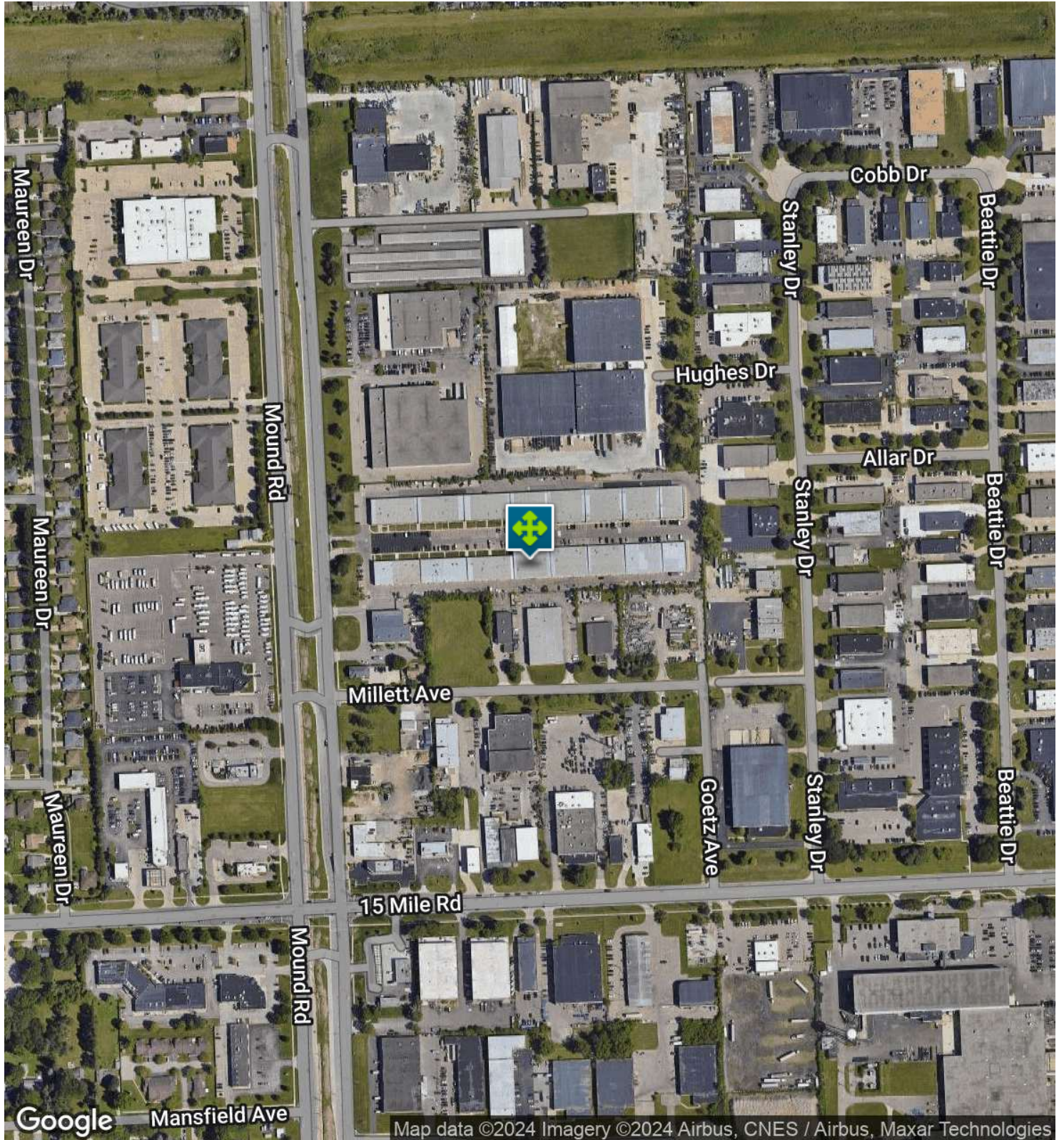
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AERIAL MAP



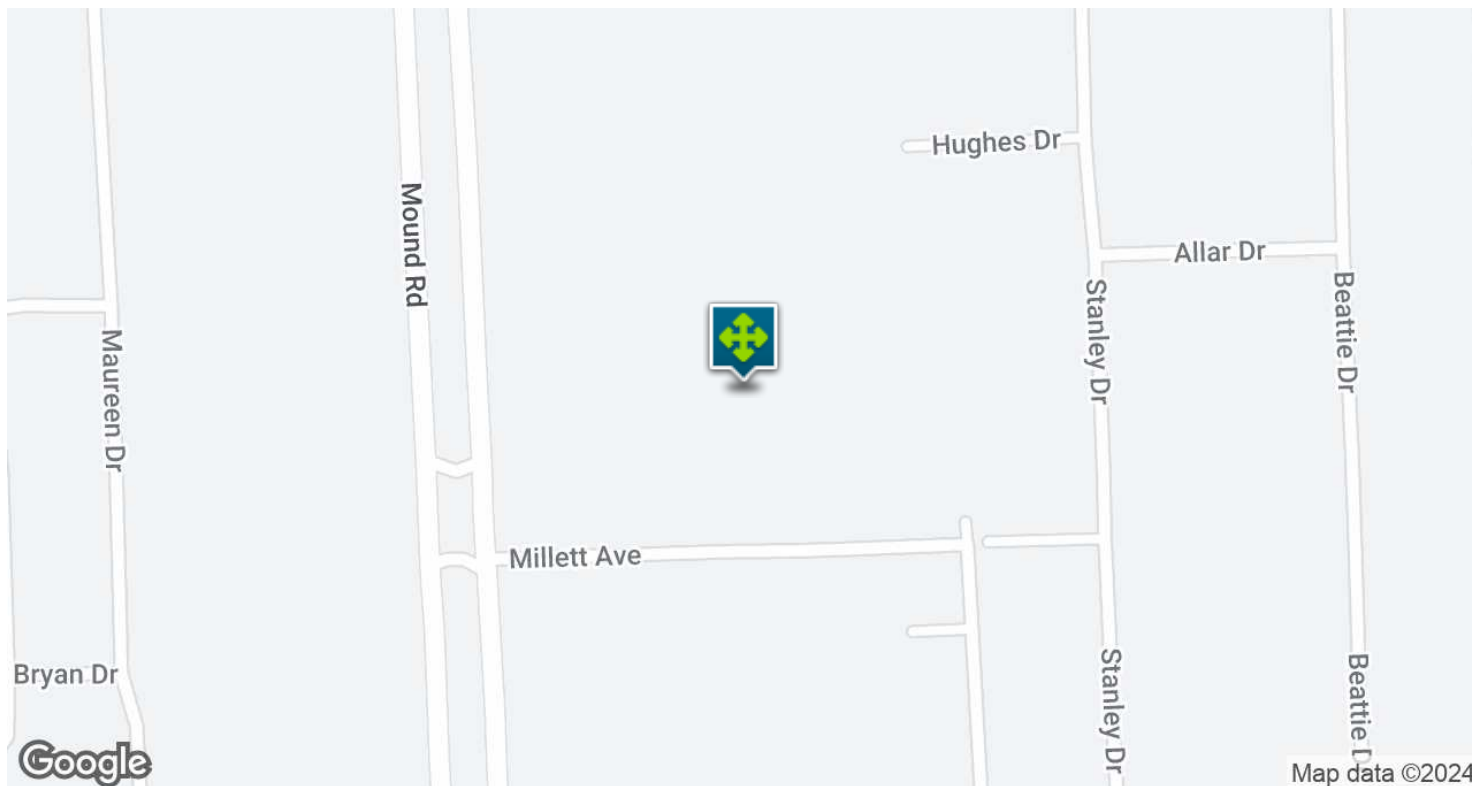
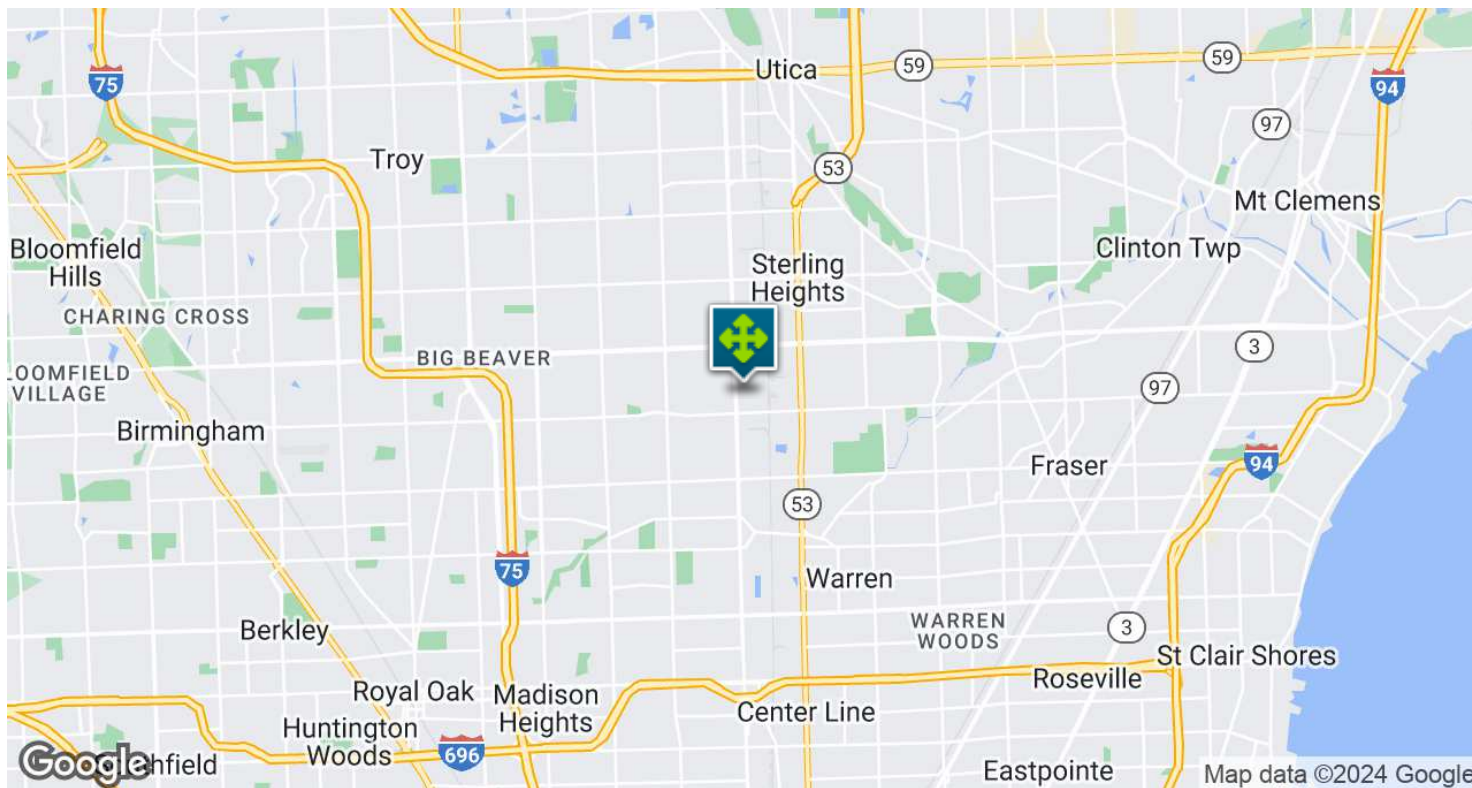
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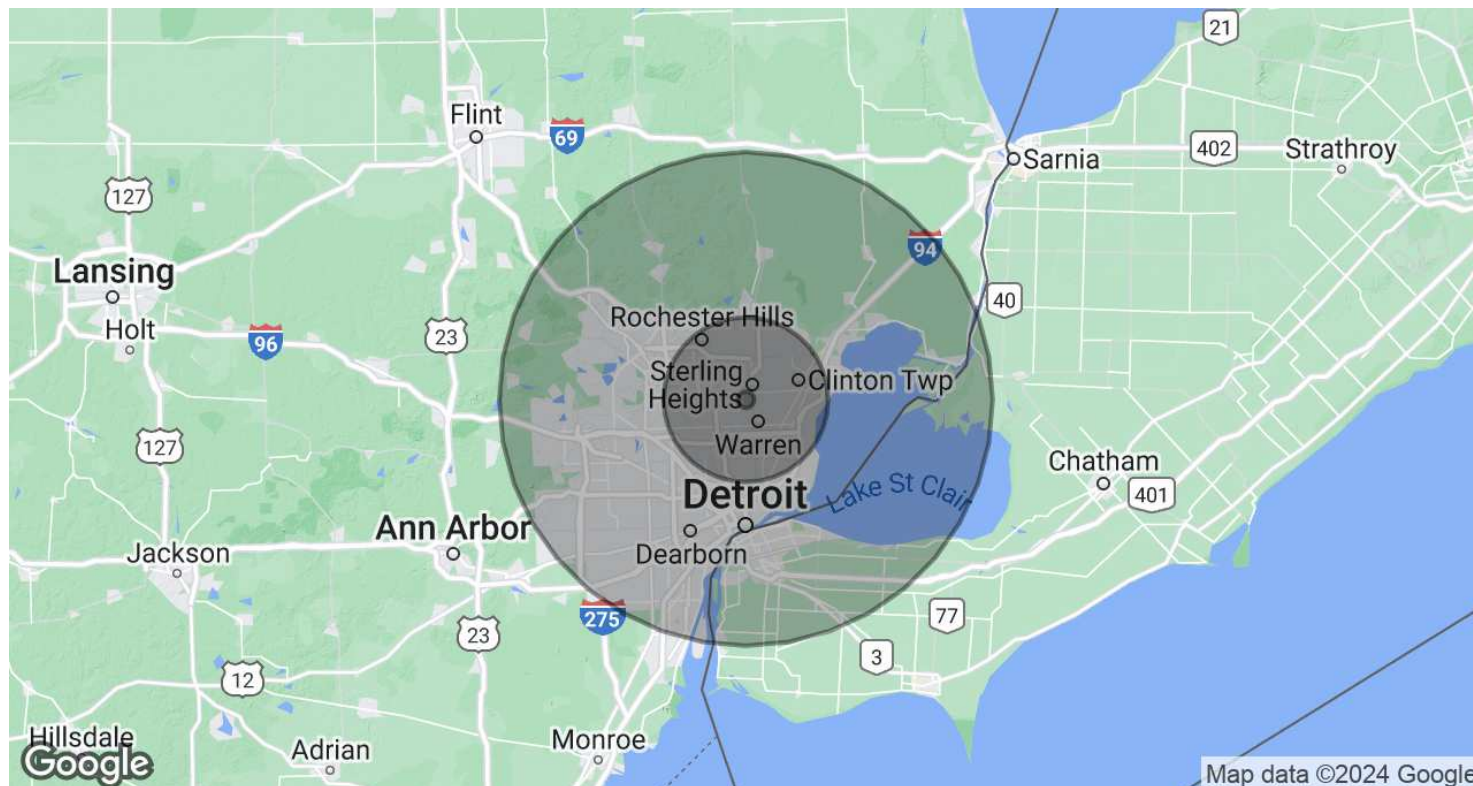
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 10 MILES | 30 MILES |
|----------------------|--------|-----------|-----------|
| Total Population | 6,740 | 1,165,957 | 4,558,398 |
| Average Age | 38.2 | 38.4 | 38.2 |
| Average Age (Male) | 37.0 | 36.8 | 36.7 |
| Average Age (Female) | 39.0 | 39.8 | 39.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 10 MILES | 30 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,257 | 464,387 | 1,766,661 |
| # of Persons per HH | 3.0 | 2.5 | 2.6 |
| Average HH Income | \$68,908 | \$64,363 | \$66,453 |
| Average House Value | \$184,917 | \$167,379 | \$193,296 |

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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