

INDUSTRIAL PROPERTY // FOR LEASE

12,400 SF WITH 1,200 SF OFFICE EPOXY FLOORS & 20' CLEAR

43545 UTICA RD

STERLING HEIGHTS, MI 48314



- 12,400 SF Industrial Space
- 1,200 SF Office Space
- 20' Clear Height
- Two (2) 12' x 14' Overhead Doors
- 480 Volt | 400 AMP
- 1-Ton Bridge Crane
- 100% Fire Suppressant
- Epoxy Floors



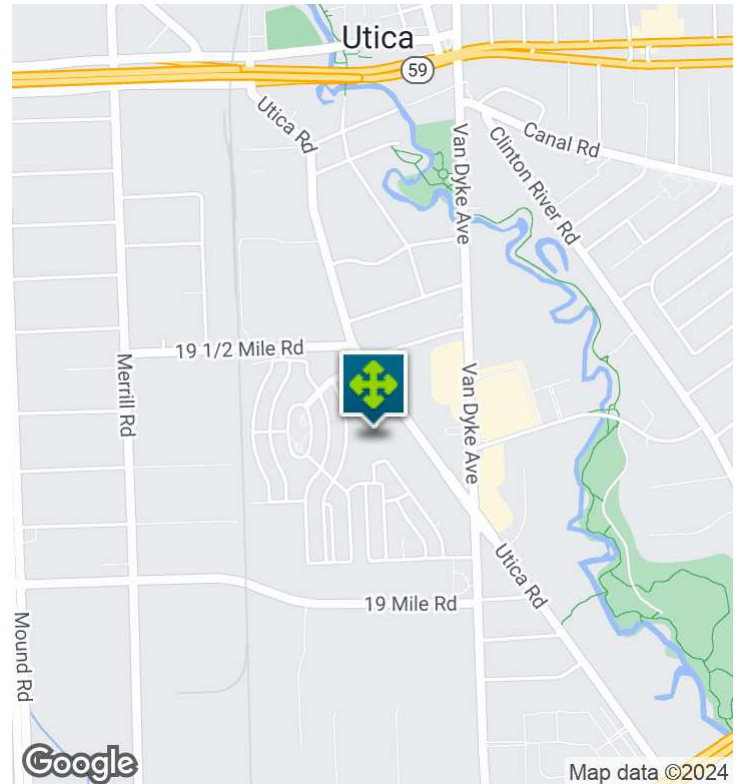
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Lease Rate

**\$9.00 SF/YR
(NNN)**

OFFERING SUMMARY

Building Size:	12,400 SF
Available SF:	12,400 SF
Lot Size:	1.29 Acres
Year Built:	1993
Zoning:	M-1
Market:	Detroit
Submarket:	W of Van Dyke/Macomb

PROPERTY OVERVIEW

12,400 SF industrial building with 1,200 SF office space, two (2) 12' x 14' overhead doors, 20' clear height, 480 Volt / 400 AMP with 240 Volt stepdown transformers, airlines, compressors, and fluorescent lights. 1-ton bridge crane, four (4) 1-ton jib cranes, epoxy floors and very clean, 100% fire suppressant, outstanding light industrial manufacturing or warehouse building. Front side and rear parking for 30+ cars. M-1 Zoning.

LOCATION OVERVIEW

Located on Utica Rd, just west of Van Dyke Ave in Sterling Heights, MI, just a short drive from the vibrant city of Detroit. Situated in a bustling commercial area, the location offers access to a wide array of amenities and attractions, such as Lakeside Mall, a premier shopping destination, and the charming Dodge Park, ideal for outdoor relaxation. With its proximity to major highways and Detroit Metro Airport, the location offers excellent accessibility for both local and out-of-town clients and employees.



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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	12,400 SF
Space Available:	12,400 SF
Shop SF:	11,200 SF
Office SF:	1,200 SF
Mezzanine SF:	No
Occupancy:	Immediate
Zoning:	M-1
Lot Size:	1.29 Acres
Parking Spaces:	30
Year Built / Renovated:	1993
Construction Type:	Block
Clear Height:	20'
Overhead Doors:	(2) 12' x 14'
Truckwells/Docks:	None
Cranes:	(1) 1-Ton Bridge Crane (4) 1-Ton Jib Cranes
Column Spacing:	25' x 40'
Power:	480 Volt 400 AMP
Buss Duct:	No
Air Conditioning:	Office
Heat Type:	Tube Radiant
Lighting:	Fluorescent
Sprinklers:	100% Fire Suppressant
Underhook:	17'
Airlines:	Yes
Exhaust Fans:	Yes
Taxes:	\$13,640



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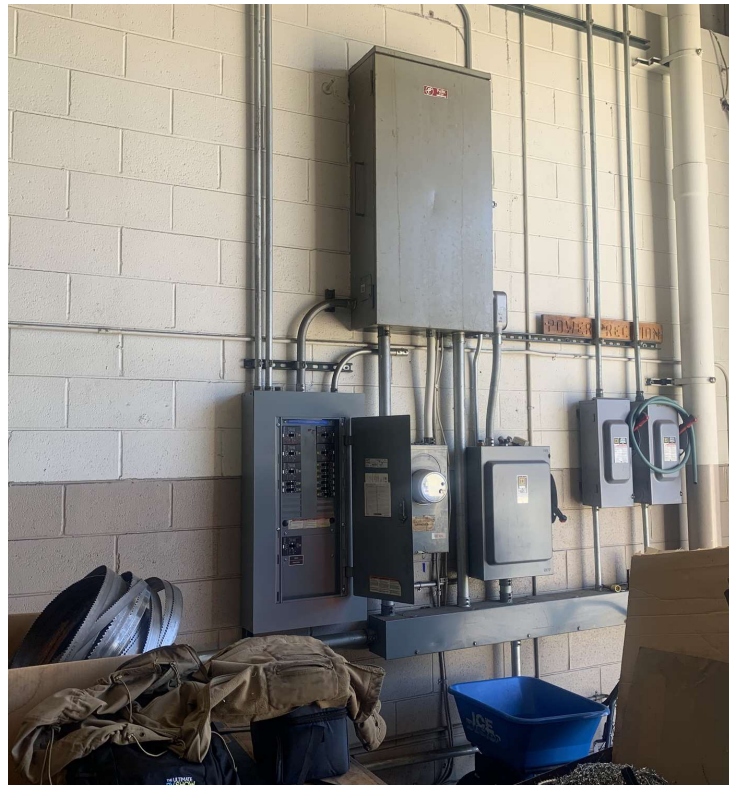
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ADDITIONAL PHOTOS



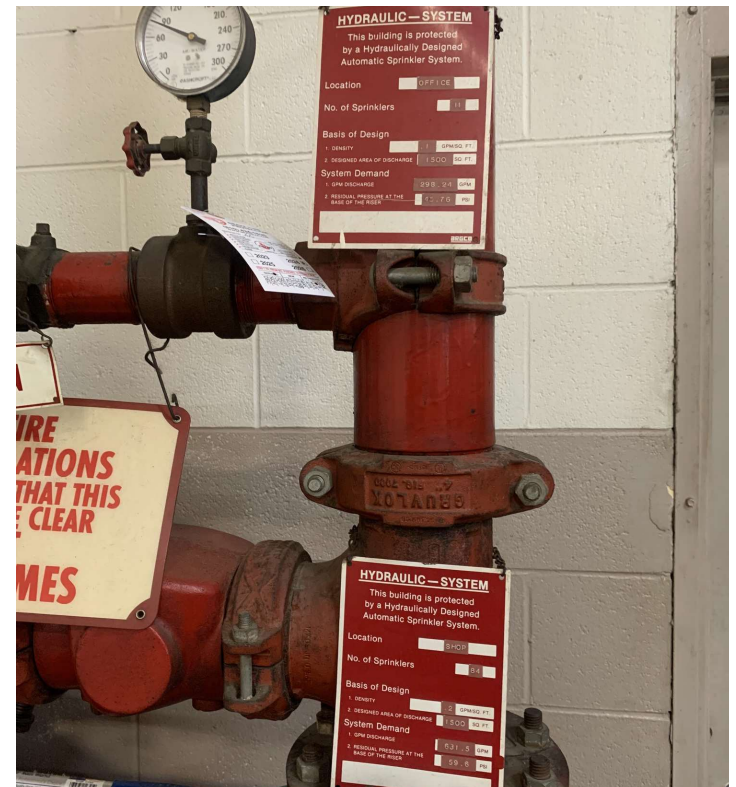
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SITE PLANS



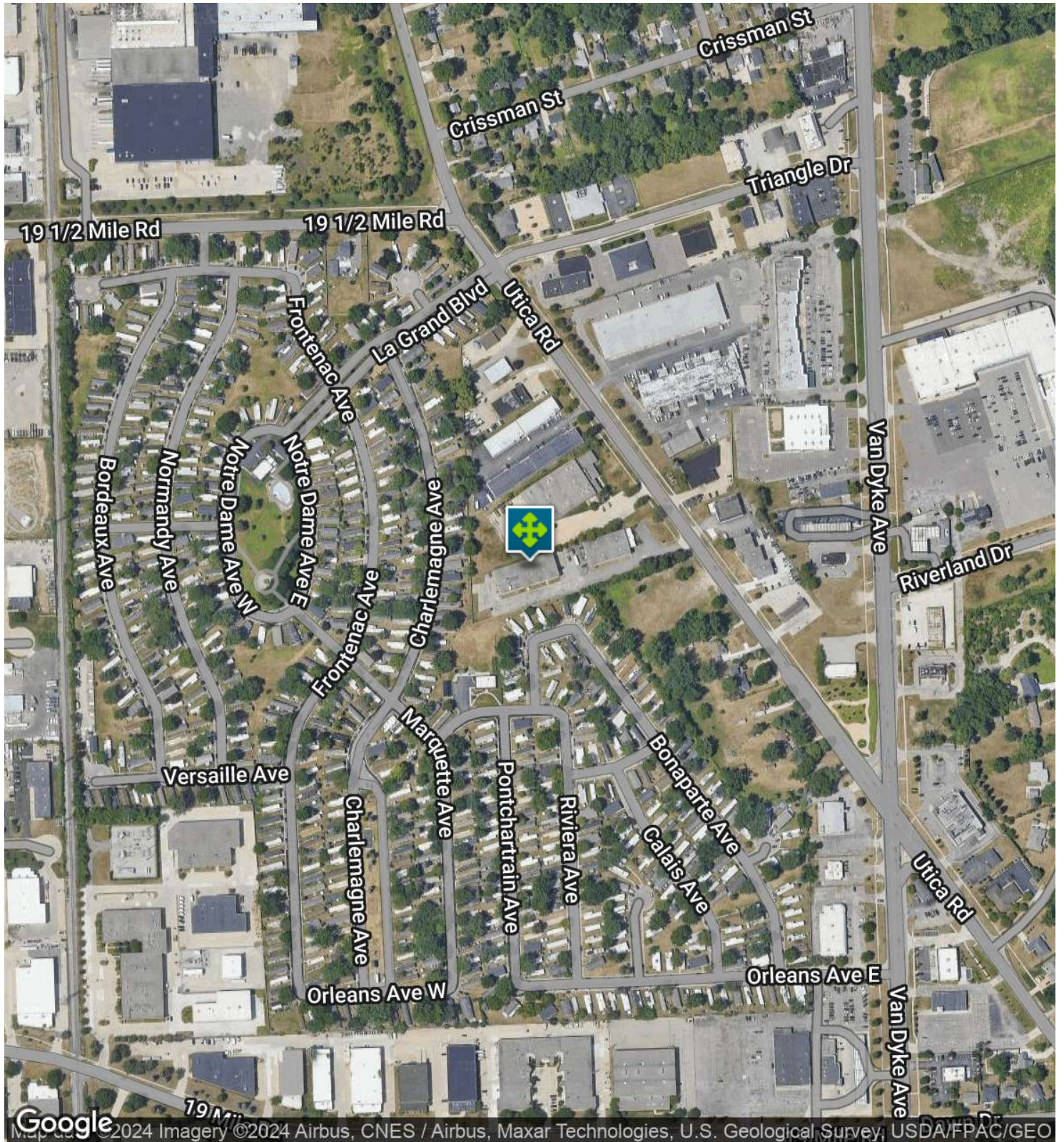
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AERIAL MAP



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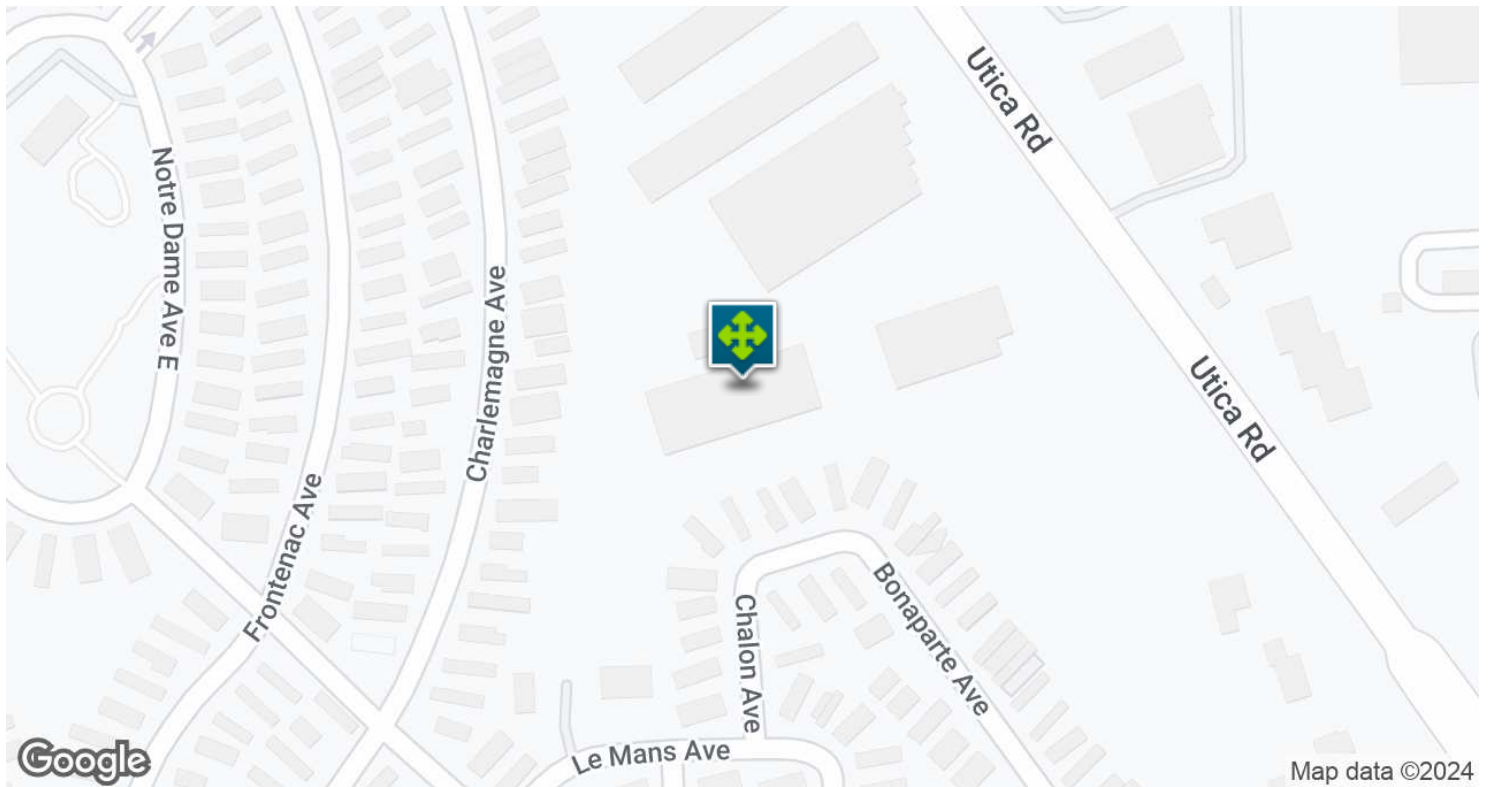
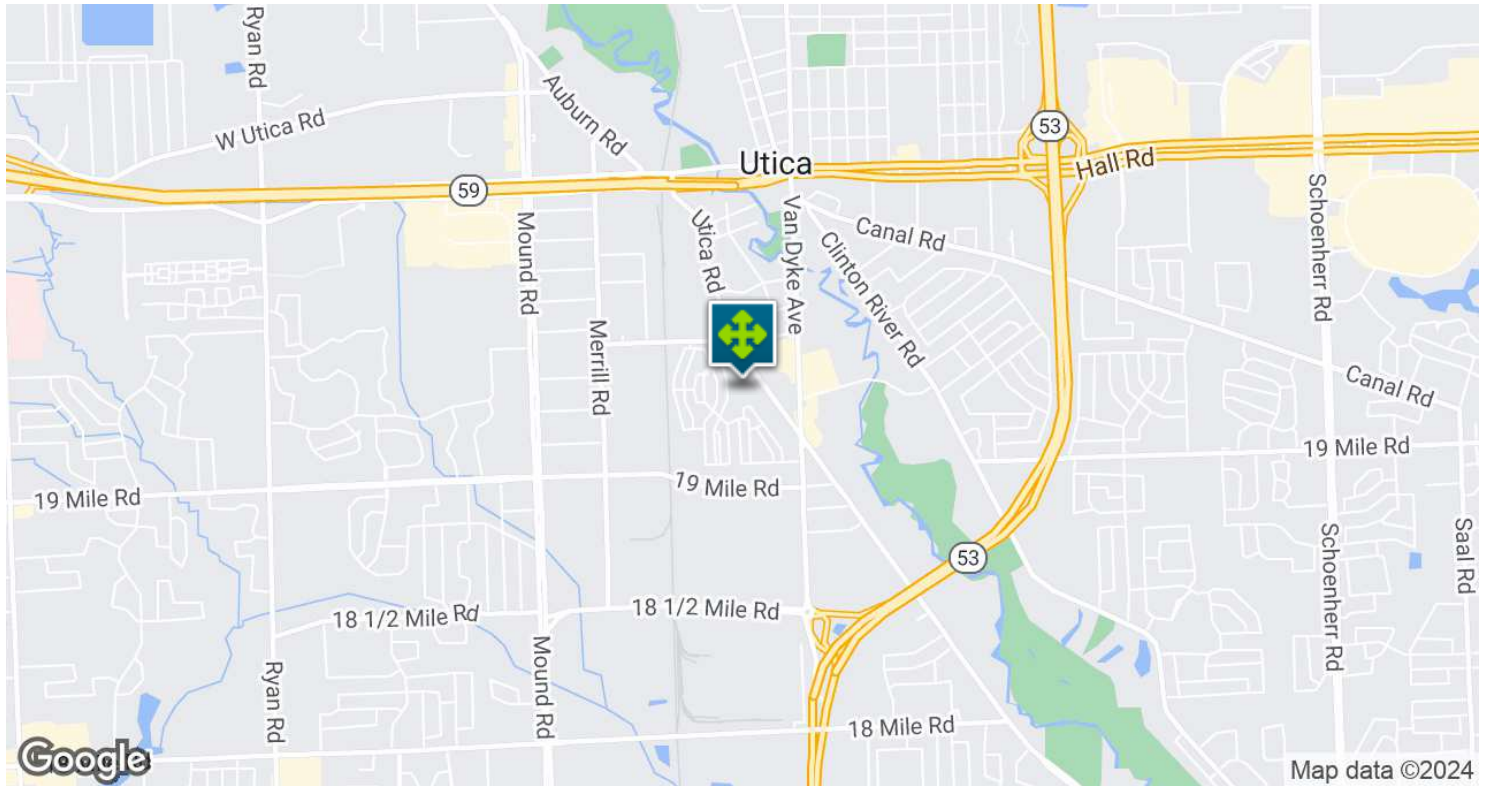
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LOCATION MAP



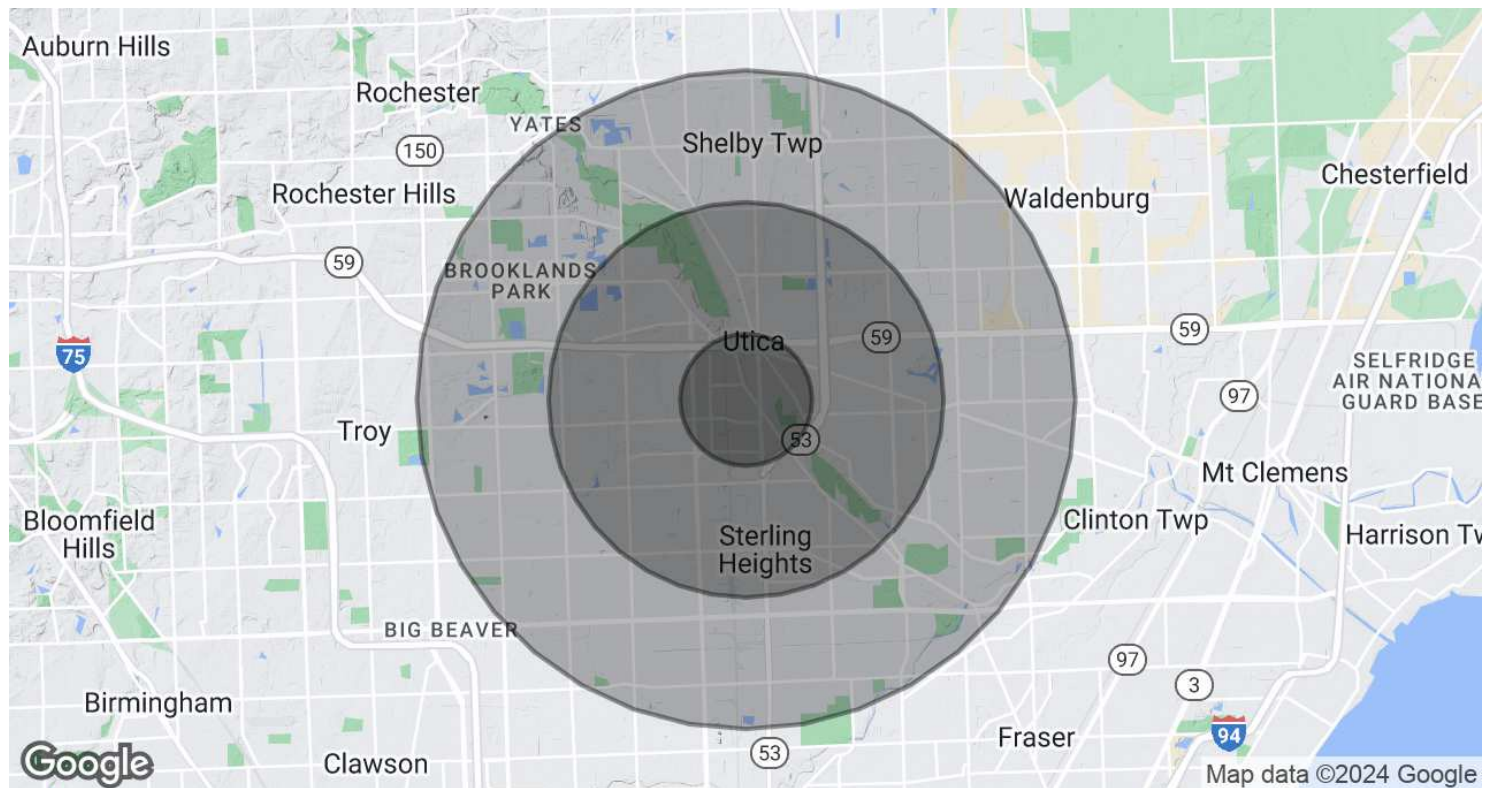
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,629	86,047	251,427
Average Age	41.2	42.7	42.4
Average Age (Male)	37.8	41.0	40.5
Average Age (Female)	43.6	43.9	43.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,184	36,766	103,249
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$56,163	\$77,126	\$84,838
Average House Value	\$177,478	\$201,420	\$210,126

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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