



FOR LEASE

42600 Merrill

STERLING HEIGHTS, MI 48314



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- 108,000 SF facility including 5,700 SF of office and concrete mezzanine
- +/-14-acre site with extensive paved yard for outdoor storage, equipment staging, and trailer parking
- Fully refurbished building and site improvements completed in 2021
- Heavy 480V power and 23' clear height
- 6 truckwells, 4 grade-level doors, and 40'x60' column spacing
- Expansion potential with up to 100,000+ SF additional building area

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INDUSTRIAL – For Lease

42600 Merrill
Sterling Heights, MI



Total Building Size:	108,000sf
Total Available:	108,000sf
Age:	1989
Factory:	102,300sf
Office:	5,700sf
Zoned:	M-2

Lease Rate:	\$8.75/sf NNN
Monthly Lease Rate:	\$78,750
Taxes:	\$1.21/sf (2025/2026)

Property Details

Acreage:	+/-14	Power:	(2) 480 V/3 phase services: (1) 4,000 amps, (1) 2,000 amps
Frontage:	492'	Buss:	Yes
Depth:	1,279'	Lights:	LED
Parking:	96	Truckwell:	6
Expandable:	Possible	Grade Door:	4
Storage:	Possible	Heating:	Air Rotation/New Cambridge Units
Clearance:	23'	A/C:	Offices
Bay Size:	60'	Sprinklered:	100% Ordinary Hazard
Lavatories:	4	Airlines:	Yes
Crane:	Prepped	Compressor:	Possible
Underhook:		Floordrains:	Yes

Additional Information:

42600 Merrill offers a fully refurbished 108,000 SF manufacturing/distribution facility for lease on ±14 acres in the heart of Sterling Heights' industrial corridor, 1 mile south of M-59. Following a full site/building renovation in 2021 (new roof 2015), it combines heavy manufacturing infrastructure with a large, fully paved, secured yard for trailer storage, fleet parking, outdoor inventory, equipment staging, and bulk materials (steel, pipe, cable reels, machinery) and other yard-intensive uses supporting manufacturing, assembly, warehousing, and logistics.

Additional features include an ±4,125 SF concrete mezzanine, exhaust fans, and a dedicated 42' x 25' CMM (Coordinate Measuring Machine) room. With immediate access to Southeast Michigan's automotive base and proximity to multiple Big Three assembly plants, it delivers the infrastructure, flexibility, and scalability today's users require.

Significant expansion potential: conceptual plans show up to ±100,000 SF of building expansion, subject to municipal approvals. Rail service may also be feasible.

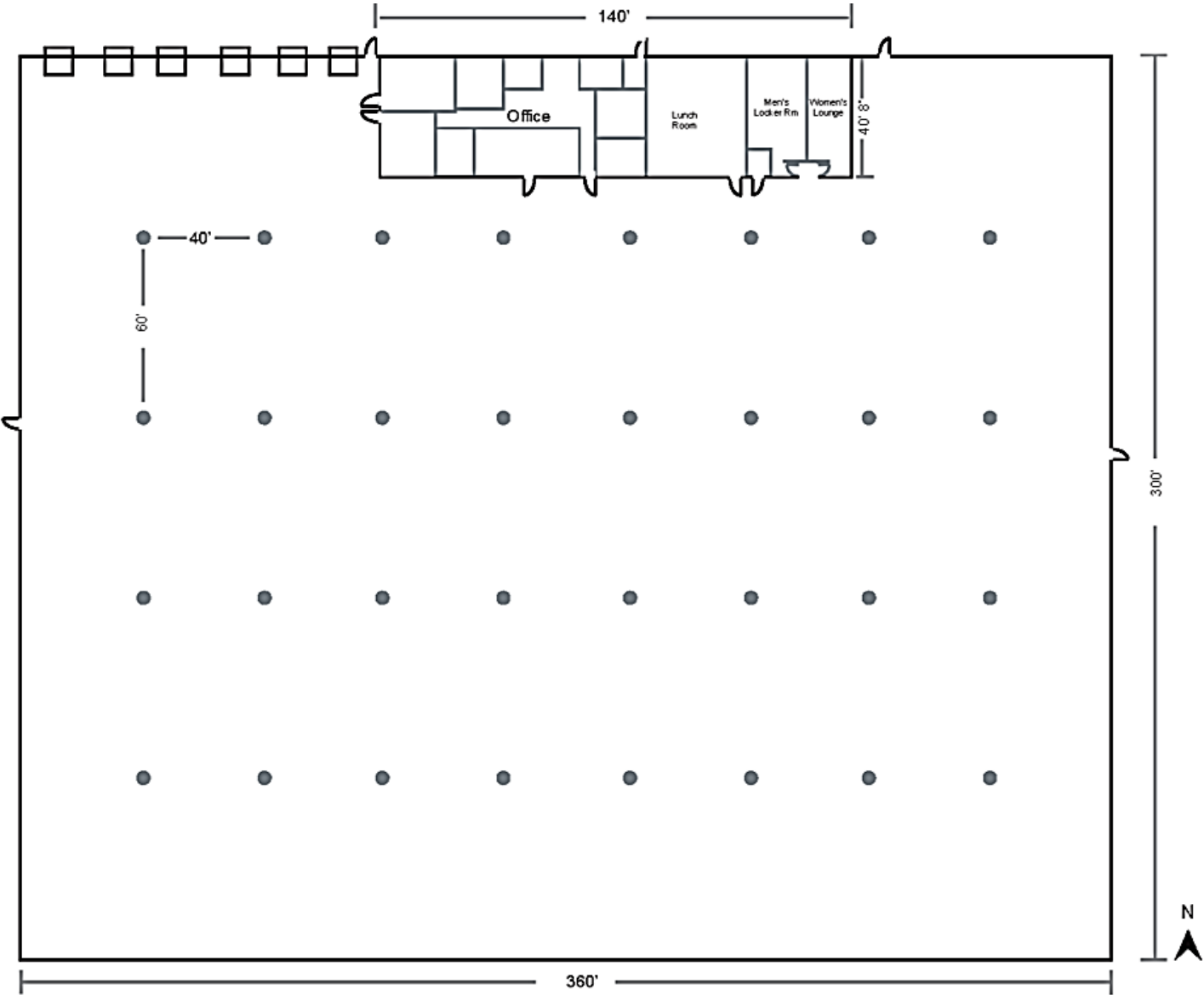
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