



[View online at colliers.com/detroit](http://colliers.com/detroit)

Forterra Executive Park For Lease

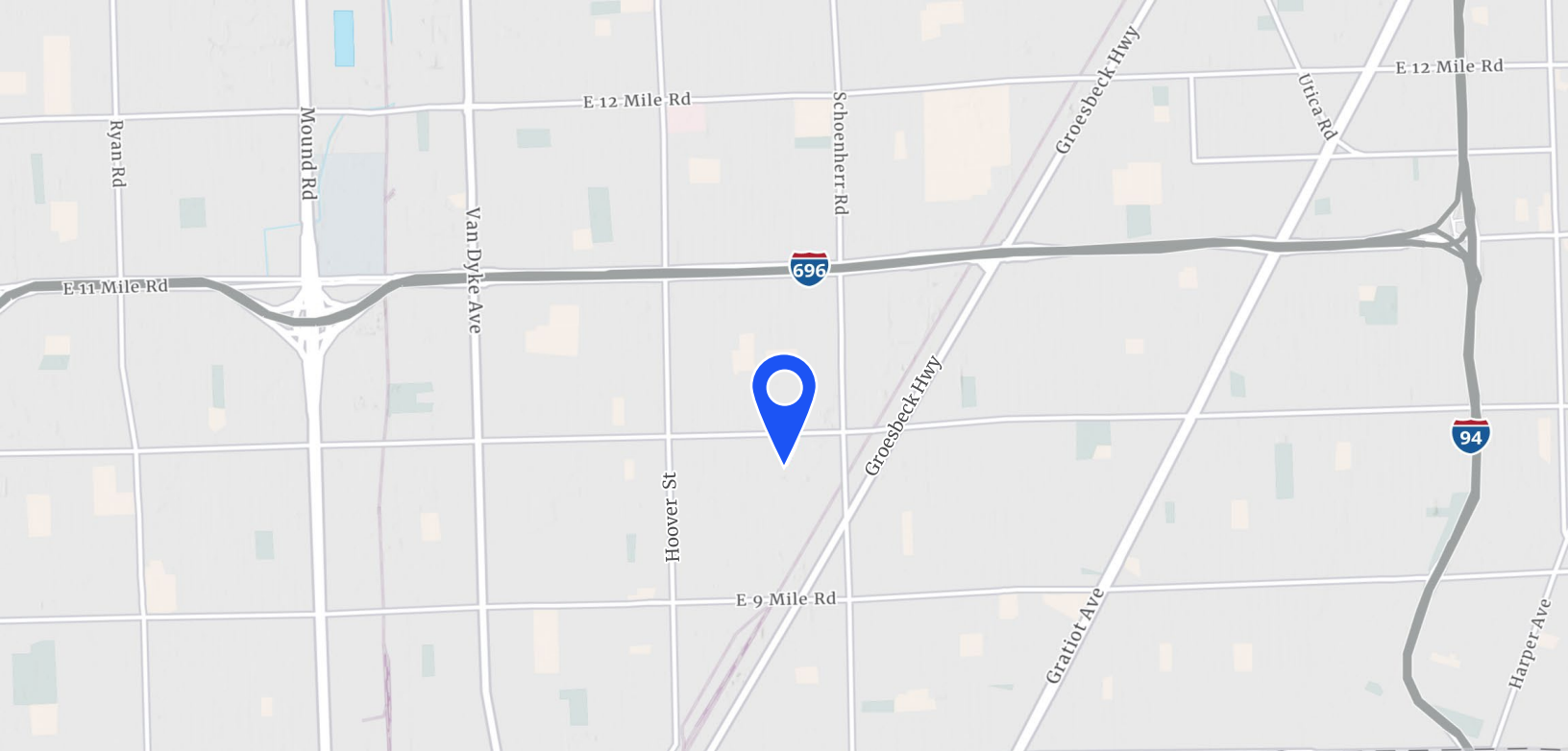


Joe Royer
248 226 1628
joe.royer@colliers.com

Peter J Kepic, SIOR
248 226 1842
peter.j.kepic@colliers.com

Ryan Brittain, SIOR, CCIM
248 226 1810
ryan.brittain@colliers.com

Colliers Detroit
400 W 4th Street, Suite 350
Royal Oak, MI, 48067
248 540 1000



24435-24900 Forterra Drive Warren, MI

±45,000 SF Available

This industrial opportunity offers approximately ±45,000 total square feet of available space, providing flexibility for a wide range of warehouse, distribution, manufacturing, or logistics operations. The substantial footprint can accommodate both growing businesses and established tenants seeking efficient space solutions.

Six Suites Available for Lease

The property features six suites available for lease, allowing tenants to select the space configuration that best aligns with their operational requirements. This multi-suite offering provides opportunities for single or multiple occupancy solutions.

Strategic Location

Positioned at the highly accessible intersection of E. Ten Mile Road and Groesbeck Highway, the property benefits from excellent visibility and connectivity throughout the region. Its strategic location supports efficient transportation routes and convenient access for employees, customers, and vendors.

Competitive Lease Rates

Tenants can take advantage of competitive lease rates that deliver strong value within the market. This cost-effective leasing opportunity allows businesses to secure quality industrial space while maintaining budget-conscious occupancy costs.

Lease Rate

\$6.95-\$8.95 PSF (NNN)

Ample On-Site Parking

The property includes ample parking to accommodate employees, visitors, and operational vehicle needs. Generous parking availability enhances convenience and supports the daily demands of a busy industrial environment.



Lease Rate

\$6.95 PSF (NNN)

Building 1

Address 24500 Forterra Drive, Warren, MI

Major Intersection E 10 Mile & Schoenherr Roads

Total SF 10,205 SF

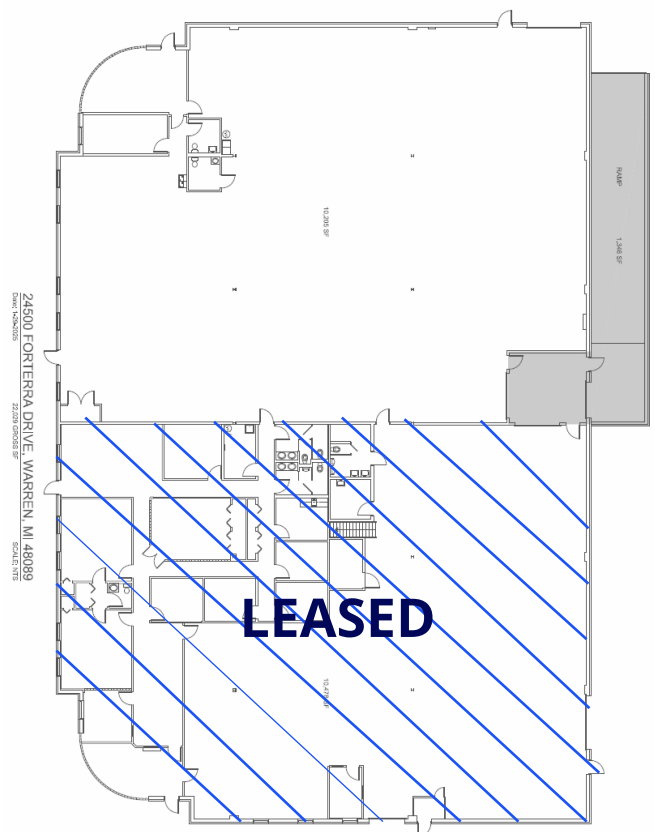
Warehouse SF 9,905 SF

Office SF 300 SF

Clear Height 15'

Loading One (1) 12' x 14' overhead door
1 interior truck well with leveler

Features Fully fire suppressed
LED lighting Skylights
1 conference room
1 bathroom in warehouse





Lease Rate

\$7.50 PSF (NNN)

Building 2

Address 24465 Forterra Drive, Warren, MI

Major Intersection E 10 Mile & Schoenherr Roads

Total SF 3,500 SF

Warehouse SF 3,500 SF

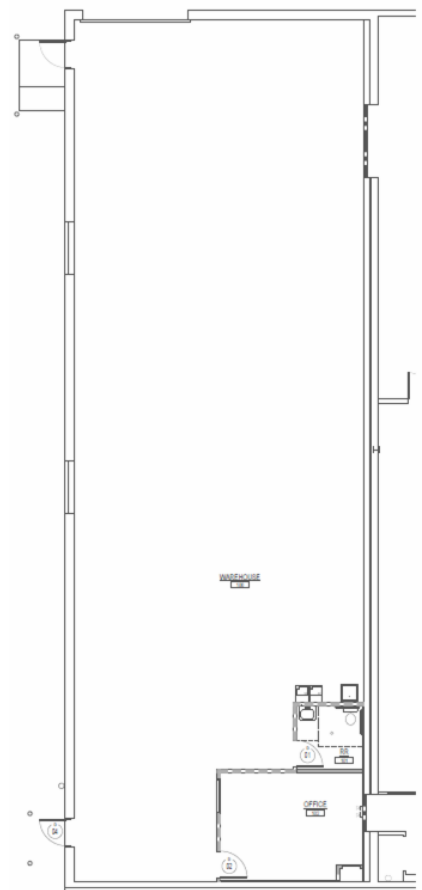
Office SF To Be Completed

Clear Height 15'

Loading One (1) 12' x 14' overhead door

Features

New paint
New LED lighting
Radiant tube heat
End unit
Bathroom/office to be completed





Lease Rate

\$7.95 PSF (NNN)

Building 2

Address 24485 Forterra Drive, Warren, MI

Major Intersection E 10 Mile & Schoenherr Roads

Total SF 5,305 SF

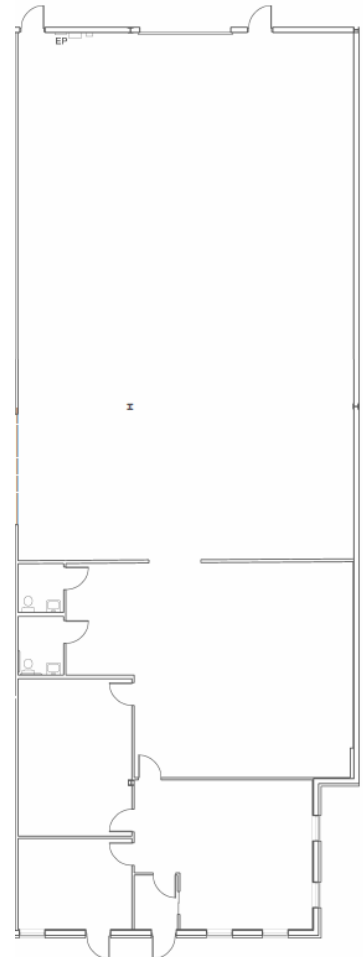
Warehouse SF 4,555 SF

Office SF 750 SF

Clear Height 15'

Loading One (1) 12' x 14' overhead door

Features
New paint
New LED lighting
Radiant tube heat
End unit
200A/240V/3 phase-power
New office carpet and paint
2 bathrooms in warehouse
1/1/2027 occupancy





Lease Rate

\$8.25 PSF (NNN)

Building 4

Address 24701 Forterra Drive, Warren, MI

Major Intersection E 10 Mile & Schoenherr Roads

Total SF 10,768 SF

Warehouse SF 6,768 SF

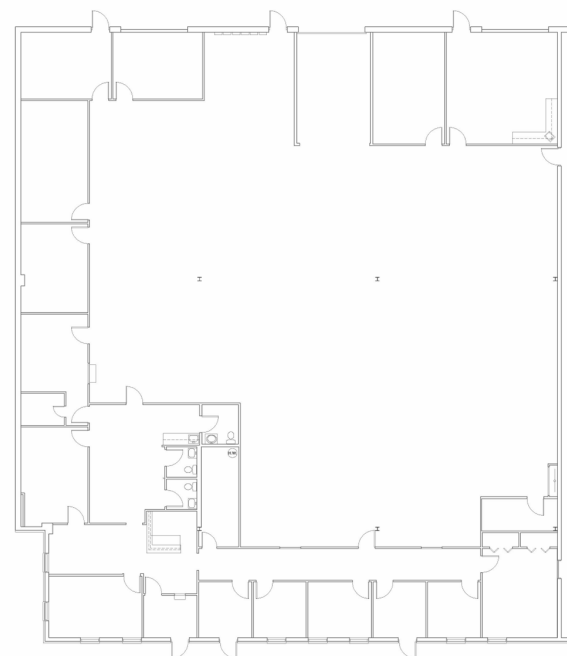
Office SF 4,000 SF

Clear Height 16'

Loading One (1) 12' x 14' overhead door

Features

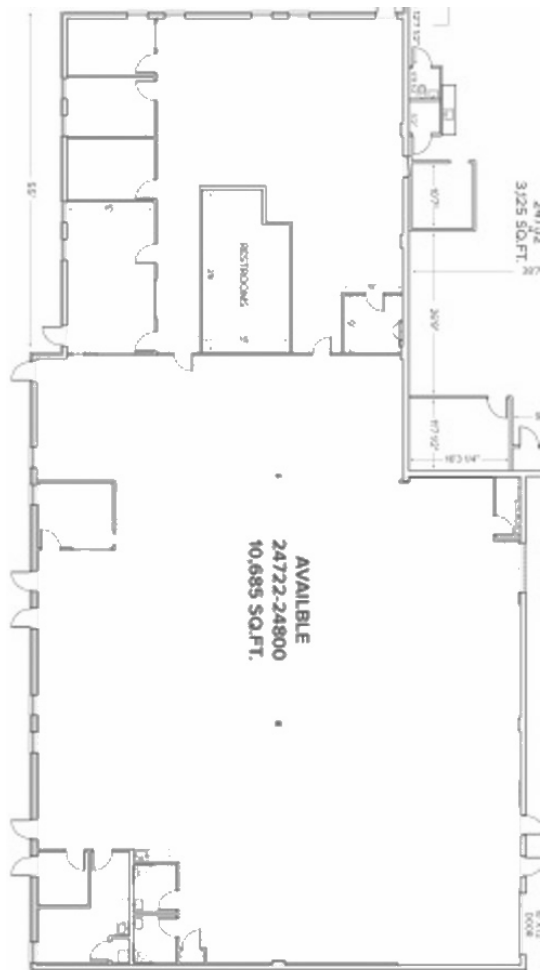
Fully HVAC
Second overhead door possible
Office space removable
Move-in ready
12/1/26 occupancy



24701 FORTERRA DRIVE, WARREN, MI 48089
Date: 8-13-2026 10,768 GROSS SF SCALE: NTS



Features	200A/240V/3-phase power Fully HVAC 4 private offices 1 bathroom in warehouse Additional warehouse possible
----------	--



\$7.95 PSF (NNN)

Address 24782 Forterra Drive, Warren, MI

Major Intersection E 10 Mile & Schoenherr Roads

Total SF 4,807 SF

Warehouse SF	4,007 SF
--------------	----------

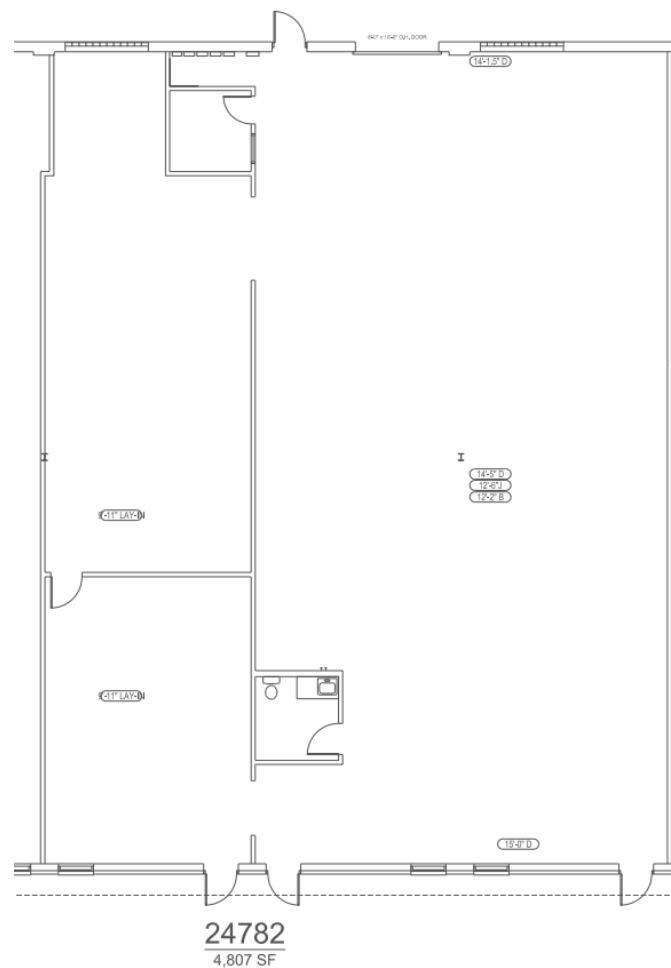
Office SF 600 SF

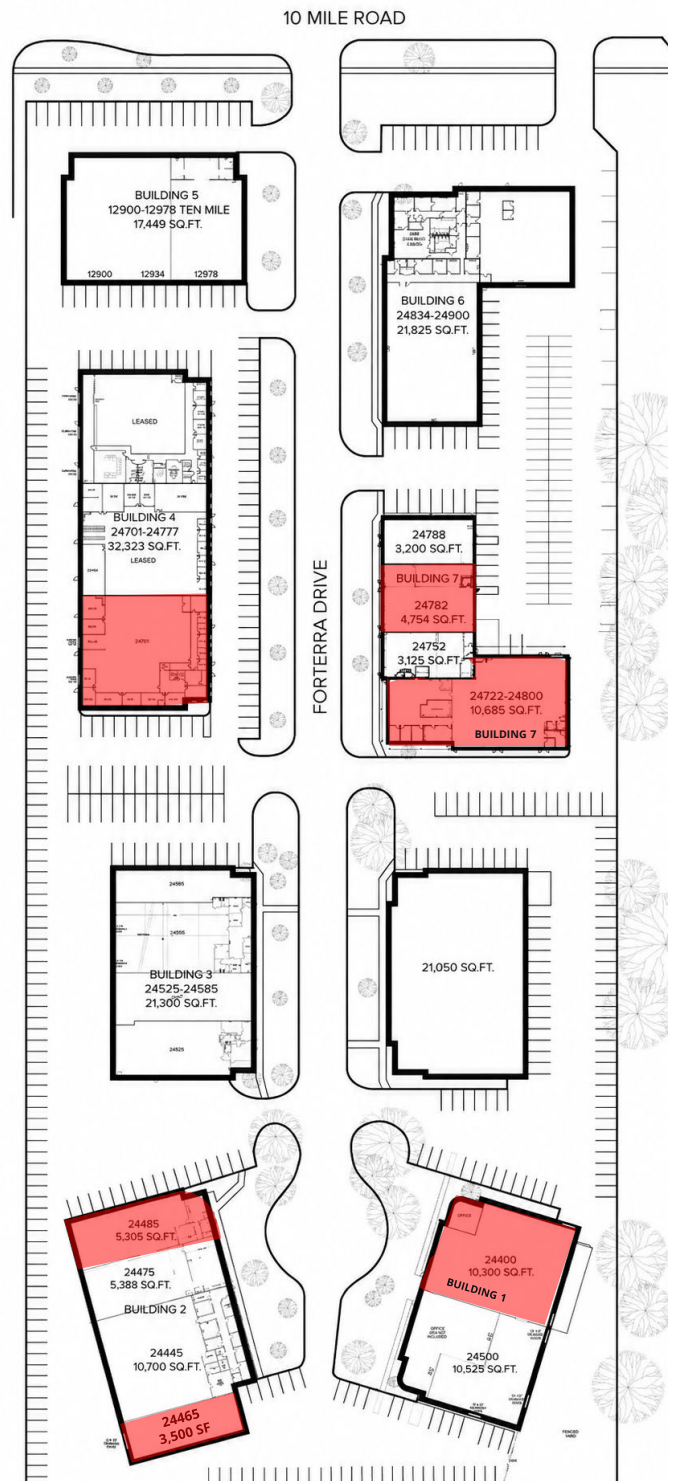
Clear Height 12'

Loading One (1) 8' x 10' overhead door

Features

New LED lighting
200A/240V/3-phase power
Fully HVAC
1 bathroom





Address	Square Feet	Rate
24500 (Building 1)	10,205 SF	\$6.95 PSF, NNN
24465 (Building 2)	3,500 SF	\$7.50 PSF, NNN
24485 (Building 2)	5,305 SF	\$7.95 PSF, NNN
24701 (Building 4)	10,768 SF	\$8.25 PSF, NNN
24722 (Building 7)	10,685 SF	\$8.95 PSF, NNN
24782 (Building 7)	4,807 SF	\$7.95 PSF, NNN

Joe Royer
248 226 1628
joe.royer@colliers.com

Peter J Kepic, SIOR
248 226 1842
peter.j.kepic@colliers.com

Ryan Brittain, SIOR, CCIM
248 226 1810
ryan.brittain@colliers.com

Colliers Detroit
400 W 4th Street, Suite 350
Royal Oak, MI, 48067
248 540 1000

[View online at colliers.com/detroit](https://colliers.com/detroit)

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers.com

