

51027-51045 Industrial Dr

Macomb Township, MI

UNDER CONSTRUCTION

- Slated For 2027 Completion
- Multi-Tenant Facility At Corner of 23 Mile and Industrial Dr
- Four Units Ranging From 4,709 to 5,630 Sq Ft
- Units Can Be Combined
- Finished to Suit Tenant's Specifications

INDUSTRIAL BUILDING FOR LEASE



First Class Construction



As Proposed Approximately 20% Office



12'x14' Grade Level Doors



FOR MORE INFORMATION:

Jason Capitani, SIOR, CCIM Managing Partner 248.637.7684 jcapitani@LMCap.com	Joe DePonio III, SIOR Senior Vice President 248.637.3513 jdeponio@LMCap.com
---	--



L. MASON CAPITANI
CORFAC INTERNATIONAL

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

51027-51045 Industrial Dr

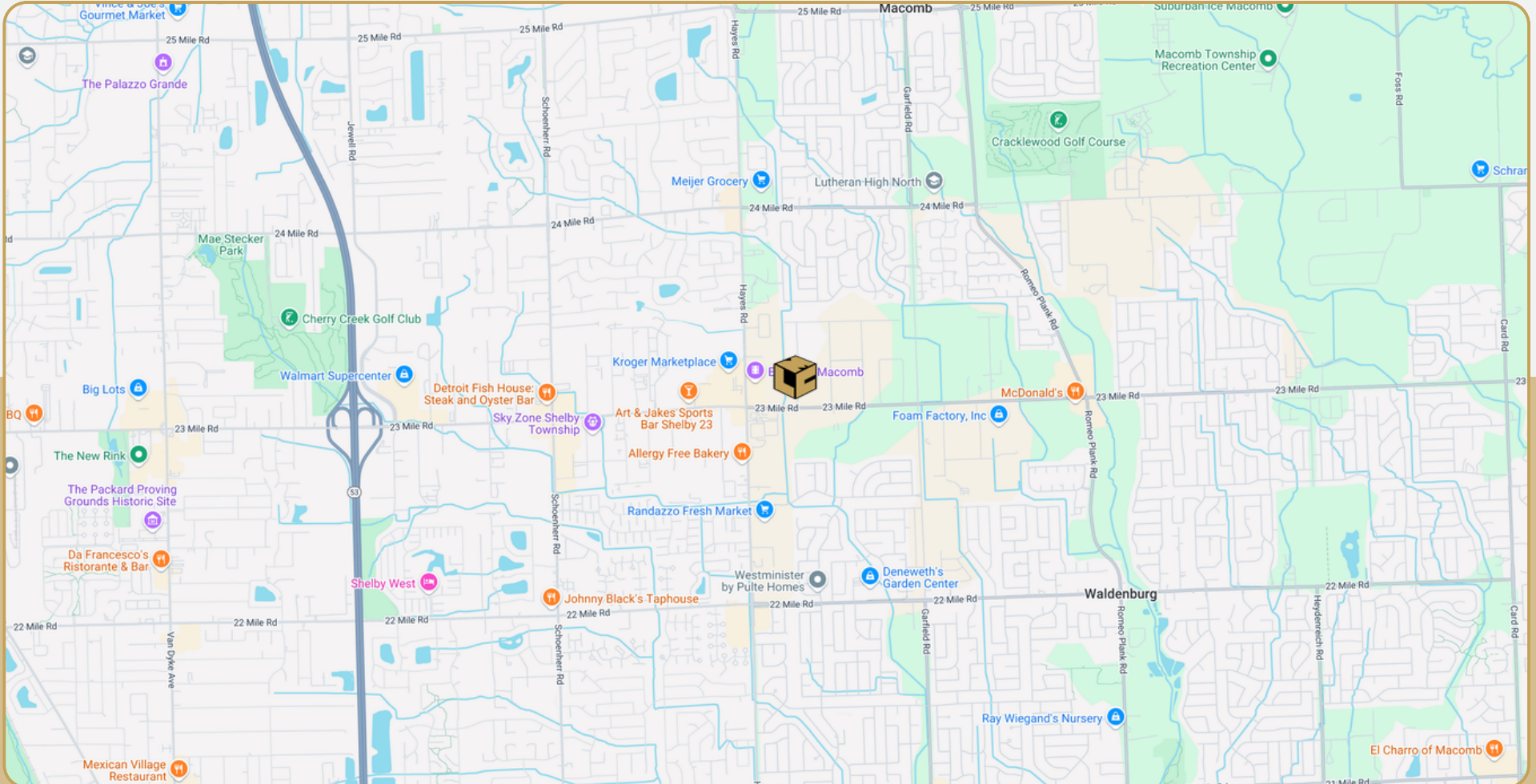
Macomb Township, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

51027-51045 Industrial Dr

Macomb Township, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

51027-51045 Industrial Dr

Macomb Township, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

Industrial Property Details:

Details:

Total SF:	20,687 SF
Available SF:	20,687 SF
Office SF:	1,071 SF - 4,284 SF
Factory SF:	3,638 SF - 16,403 SF
Zoning:	M1
Intersection:	23 Mile and Hayes Rd
X-Way Distance:	2 Miles to M-53
Parking:	Up to 58 Spaces
Year Built:	2025
Outside Storage:	No
Occupancy:	Late 2025

Interior:

Ceiling Height:	20'-6" to 22'
Bay Size:	50'
Restrooms:	2 - 8
Power:	240V
Lighting:	LED
Truckwells:	No
Crane:	Possible
Grade Door:	(1-4) 12'x14'
Heating:	Radiant Tube
A/C:	Office Only
Sprinklered:	No
Floor Drains:	No

Economic:

Lease S/F:	\$12.95
Lease Terms:	Modified Gross
Taxes:	TBD

Notes: Finish To Suit. Rate Includes Taxes and Insurance.

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

Macomb Township, MI



CELEBRATING 60 YEARS

51027-51045 Industrial Dr

Macomb Township, MI

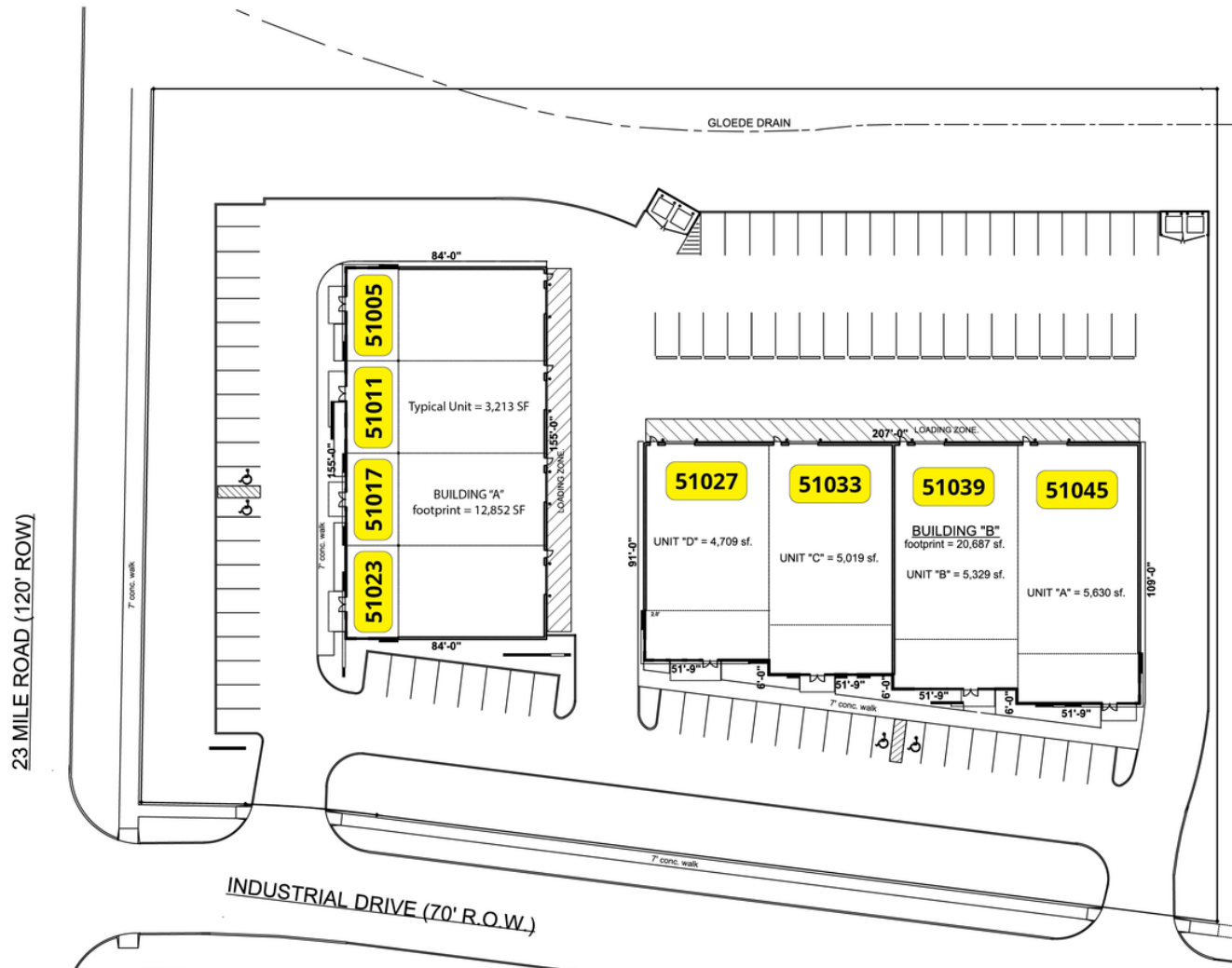


L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

Site Plan



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.