

FOR LEASE > INDUSTRIAL

DOWNTOWN PONTIAC INDUSTRIAL

21 TREGENT STREET | PONTIAC, MI



BELOW PONTIAC INDUSTRIAL MARKET RATE

> PROPERTY HIGHLIGHTS

- 5,000 SF to 20,199 SF Immediately Available
Located ¼ Mile From Downtown Pontiac
- Motivated Landlord Willing to Make Necessary
Tenant Improvements
- Freestanding Building With Exterior Truck
Dock Perfect for Small Business or Artisans
- Zoned M-2 Heavy Industrial
- Taxes, Insurance and CAM Charges Are \$1.16
Per Square Foot

COLLIERS INTERNATIONAL
2 Corporate Drive | Suite 300
Southfield, Michigan 48076

For More Information Call:

PAUL GOBEILLE, SIOR

PHONE 248 540 1000 EXT 1684

EMAIL paul.gobeille@colliers.com



colliers.com/detroit



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> EXTERIOR PHOTOS



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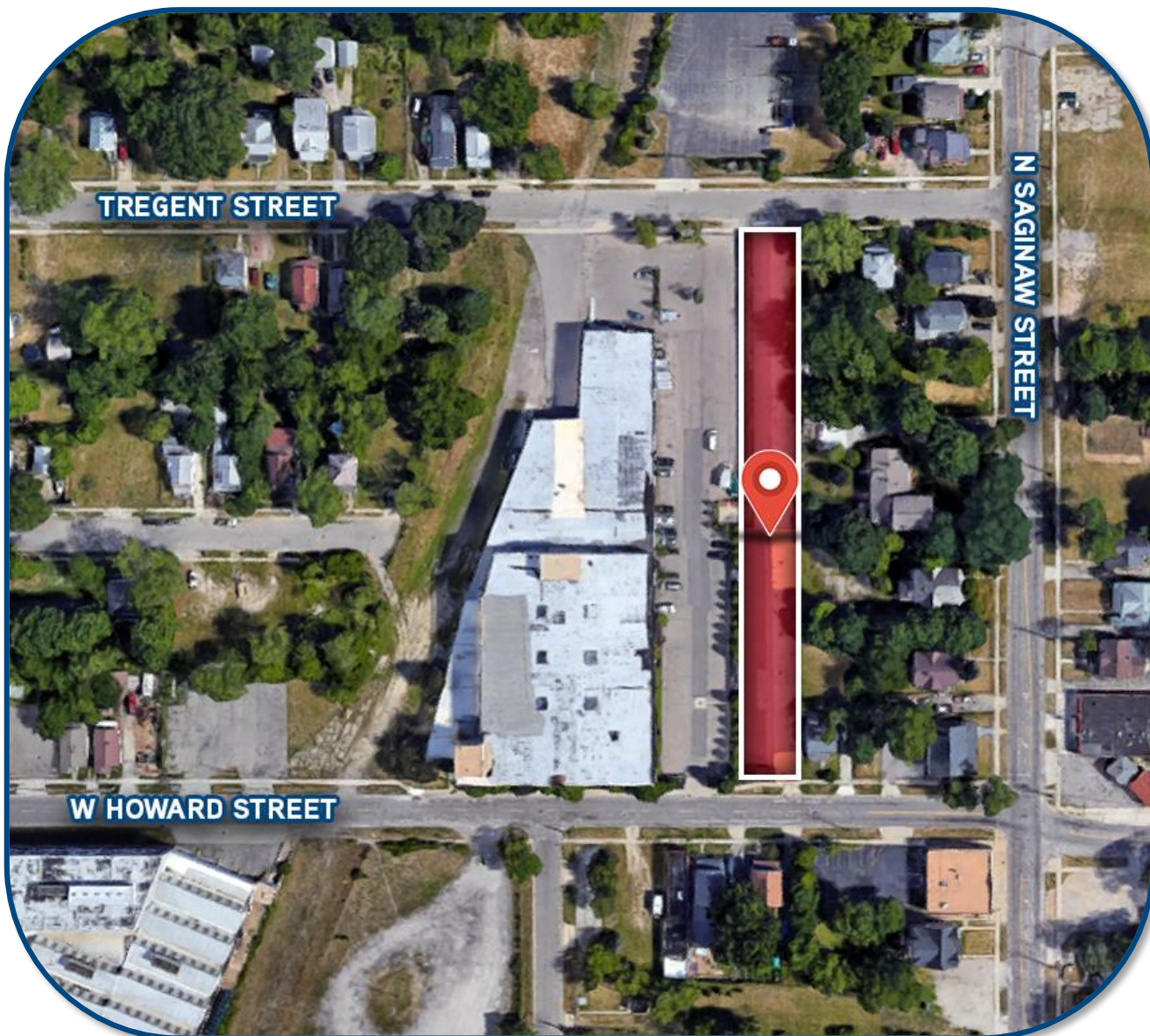
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DOWNTOWN PONTIAC INDUSTRIAL

21 TREMENT STREET | PONTIAC, MI



> AERIAL MAP



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Industrial Availability

For Lease

21 Tregent Street
Pontiac, MI 48342



Lease Rate : \$4.00 NNN
Gross Sq Ft: 20,199
Vacant Sq Ft: 20,199
Min Available Sq Ft: 5,000
Max Contiguous Sq Ft: 20,199
Date Built/Renovated: 1920 / 2017
Percent Occupied:
Property Taxes/Year: \$3,080
Property Taxes/SF:
Parking: 30 Spaces

For more information, contact:



Paul Gobeille, SIOR

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County: Oakland

Crossroads: W. of Saginaw St.; N. of Woodward Ave.

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Ceiling Ht: 18

Doors: 2 - 12 x 12

Docks: 1

Bay Size:

Cranes: No

Underhook: No

Fixtures:

Power: 120-240 Volt 3-Phase 600 AMP

Heating:

Buss Duct:

Railroad: No

Shop SF: To suit

Shop Rate:

Shop Dimensions:

Office SF:

Office Rate:

Acres: 0.82

Sub-Type:

Site Status: Existing

Zoning: M-2 Heavy Industrial

Construction: Existing

Multi-tenant: Possible

Free-standing: Yes

Basement: No

Roof:

Floors: 1

Sprinklers: No