Colliers International

38555 MOUND ROAD | STERLING HEIGHTS, MI



MAIN ROAD MONUMENT SIGNAGE WITH GREAT VISIBILITY

> PROPERTY HIGHLIGHTS

- 12,270 SF Multi-Tenant Office Building
- All Brick Exterior Construction and Excellent Open Floor Plan Interior and High Ceilings
- 66,000 Vehicles Per Day
- 3,072 SF Basement Storage
- Ample Parking
- Well Maintained Owner-Occupied Property

COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300 Southfield, Michigan 48076

For More Information Call:

GARY P. GROCHOWSKI, SIOR PHONE 248 540 1000 EXT 1856 gary.grochowski@colliers.com



JUSTIN FRANCEK PHONE 248 540 1000 EXT 1652 justin.francek@colliers.com



colliers.com/detroit



FOR SALE OR LEASE > OFFICE **PREMIER OFFICE BUILDING**

38555 MOUND ROAD | STERLING HEIGHTS, MI



> PROPERTY PHOTOS - EXTERIOR









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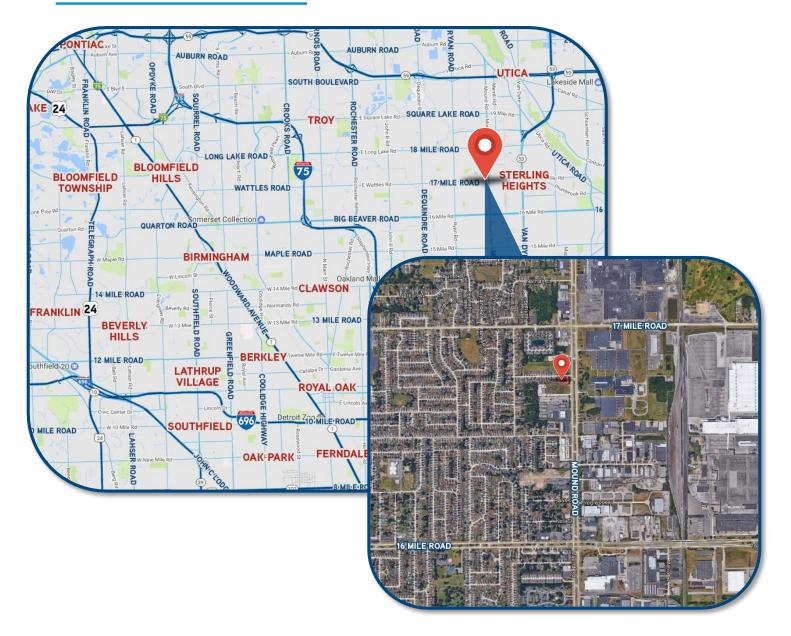
JUSTIN FRANCEK PHONE 248 540 1000 EXT 1652 justin.francek@colliers.com

PREMIER OFFICE BUILDING

38555 MOUND ROAD | STERLING HEIGHTS, MI



> LOCATION MAP



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> BIRD'S EYE VIEW



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Office Availability For Sale / Lease



38555 Mound Road Sterling Heights, MI 48310

Sale Price:	\$1,227,000 Cash
Lease Rate :	\$12.00 NNN
Gross Sq Ft:	12,270
Vacant Sq Ft:	12,270
Min Available Sq Ft:	12,270
Max Contiguous Sq Ft:	12,270
% Occupied:	
Date Built/Rehab:	2002 /
T I Allowance:	TBD
Pass Thrus:	TBD
Property Taxes/Year:	\$2.57 (2016)
Parking:	48 spaces

For more information, contact:



Gary Grochowski, SIOR

gary.grochowski@colliers.com

Justin Francek justin.francek@colliers.com

(248) 540-1000

2 Corporate Drive Suite 300 Southfield, MI 48076 248 540 1000 400 E. Washington St. Ann Arbor, MI 48104 734 994 3100

County:	Macomb
Crossroads:	South of 17 Mile Road

- 12,270 SF Multi-Tenant Office Building
- All Brick Exterior Construction and Excellent Open Floor
- ^{•••}Plan Interior With High Ceilings
- Well Maintained Owner-Occupied Property
- 3,072 SF Basement Storage
- Ample Parking

Acres:1.19Zoning:OR - Office ResearchSub-Type:IFloors:1Basement:3,072 SFClass:B	Site Status:	Existing
Sub-Type: Floors: 1 Basement: 3,072 SF	Acres:	1.19
Floors: 1 Basement: 3,072 SF	Zoning:	OR - Office Research
Basement: 3,072 SF	Sub-Type:	
	Floors:	1
Class: B	Basement:	3,072 SF
	Class:	В

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