

FOR SALE OR LEASE > OFFICE

PREMIER OFFICE BUILDING

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

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> PROPERTY PHOTOS - EXTERIOR



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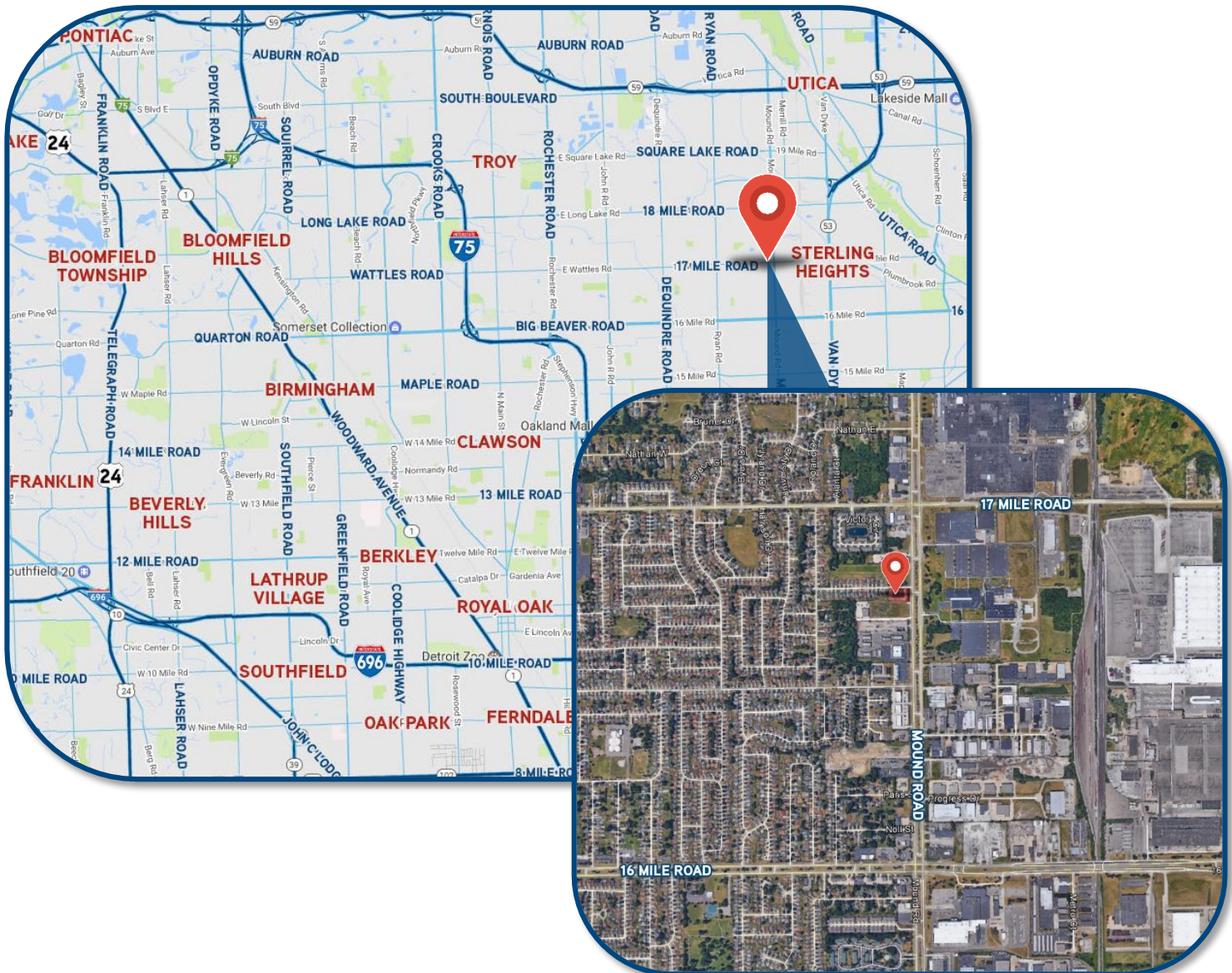
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> LOCATION MAP



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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:



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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

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