

INDUSTRIAL PROPERTY FOR LEASE

5,913 SF with 1,900 SF Office

3162 MARTIN RD
WALLED LAKE, MI 48390



5,913 SF

1,900 SF Office

16' Clear

(1) 12' x 14' Door



P.A. COMMERCIAL
Corporate & Investment Real Estate



OFFERING SUMMARY

Available SF:	5,913 SF
Building Size:	44,176 SF
Lease Rate:	\$8.50 SF/yr (Gross)
Zoning:	Lt Ind
Year Built/Renovated:	1980/2020
Market:	Detroit

PROPERTY OVERVIEW

5,913 sf with 1,900 sf office for lease. 16' clear, (1) 12' x 14' door, 200 AMP/220 Volt. Fantastic location at Martin Road and M-5, Oakley Park. The gross rate includes taxes, insurance, and exterior maintenance.

LOCATION OVERVIEW

Located on the east side of Martin Road, south of Ridgeway Court in Commerce Township. Excellent location just off M-5, I-275 and I-696. Close to the Lakes Communities.

PROPERTY HIGHLIGHTS

- 5,913 SF
- 1,900 SF Office
- 16' Clear
- (1) 12' x 14' Door

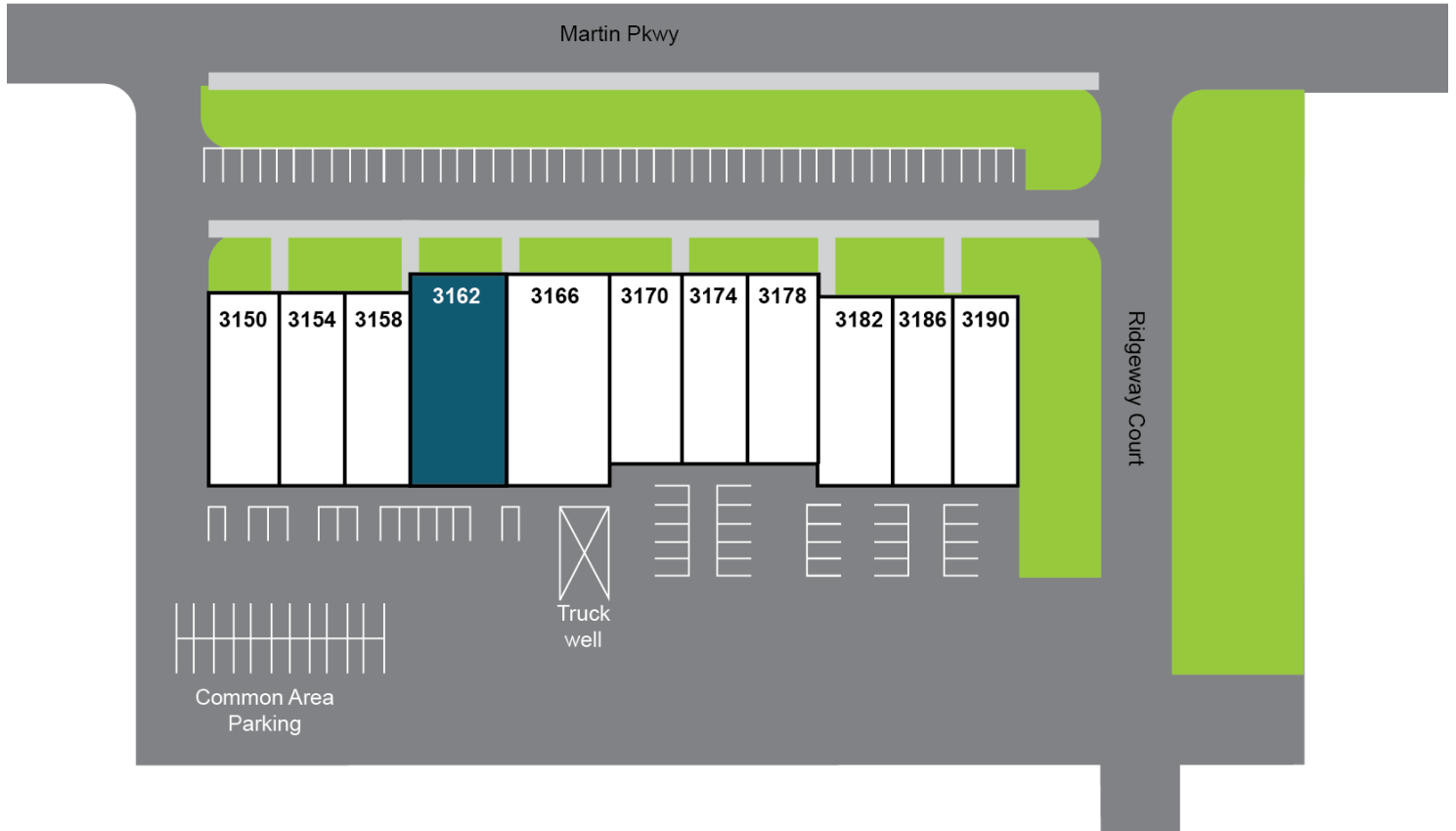
PROPERTY TYPE:	Industrial
OCCUPANCY:	Immediately
LEASE RATE:	\$8.50 SF/yr (Gross)
BUILDING SIZE:	44,176 SF
AVAILABLE SPACE:	5,913 SF
SHOP SF:	4,013 SF
OFFICE SF:	1,900 SF
ZONING:	Lt Ind
LOT SIZE:	Multi-Tenant
CLEAR HIEGHTS:	16'
HEAT TYPE:	Gas Unit
AIR CONDITIONED:	Office
CONSTRUCTION:	Block/Brick
YEAR BUILT / RENOVATED:	1980/2020
MEZZANINE:	Yes
POWER:	200 AMP/220 Volt
LIGHTING:	Fluorescent
GRADE LEBEL DOORS:	(1) 12' x 14'
PARKING SPACES:	10 Surface Spots
TAXES:	Landlord Pays



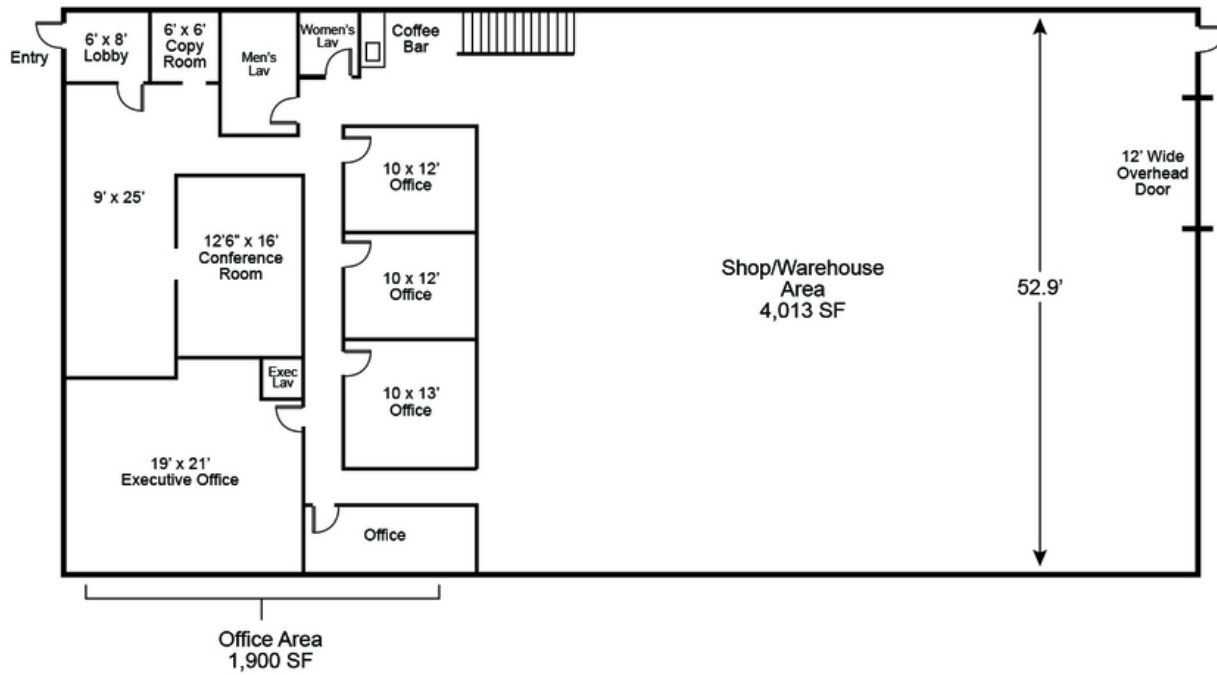
3162 MARTIN RD, WALLED LAKE, MI

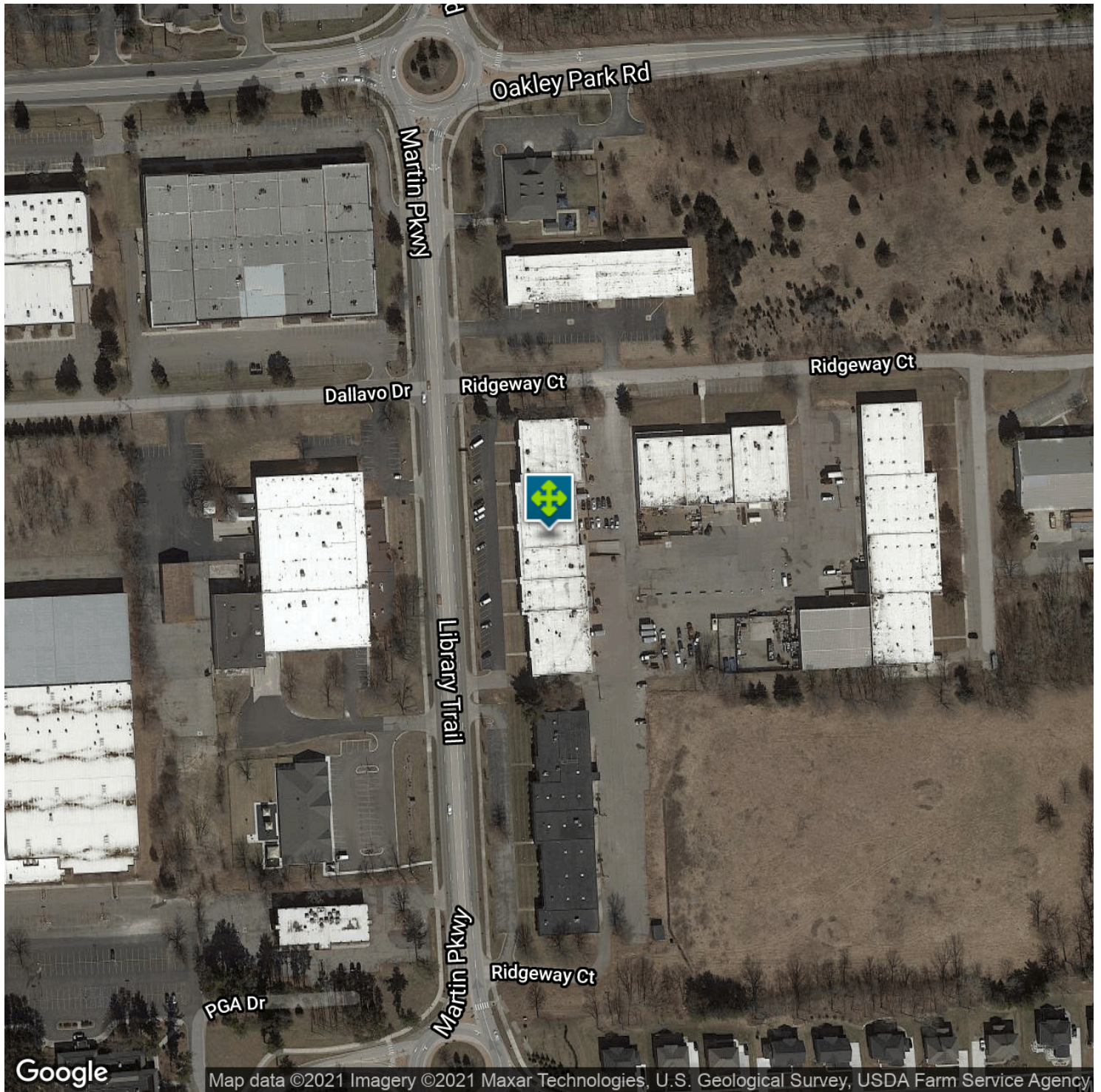
// AVAILABLE SPACES

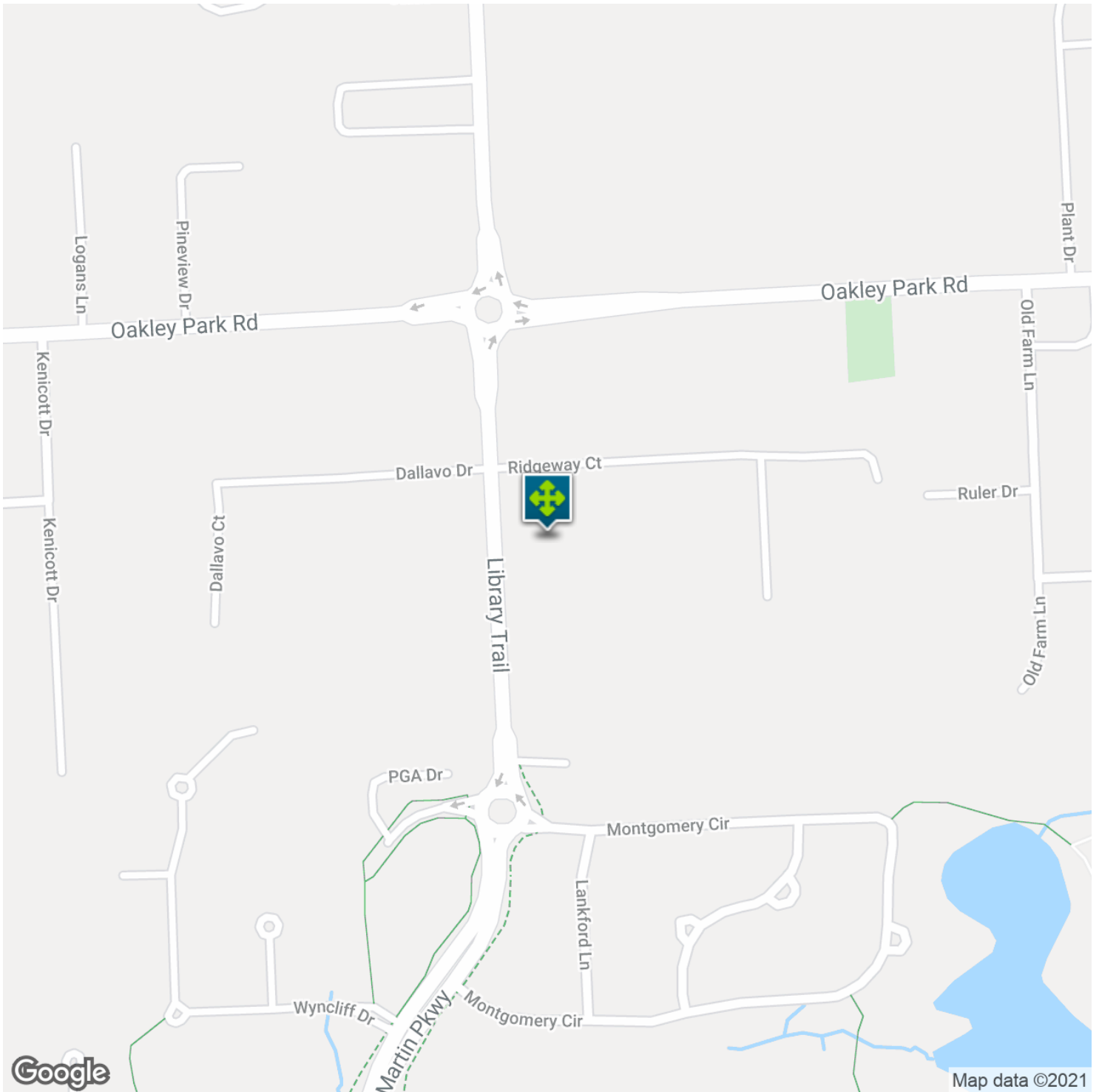
LEASE TYPE | Gross **TOTAL SPACE** | 5,913 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$8.50 SF/yr

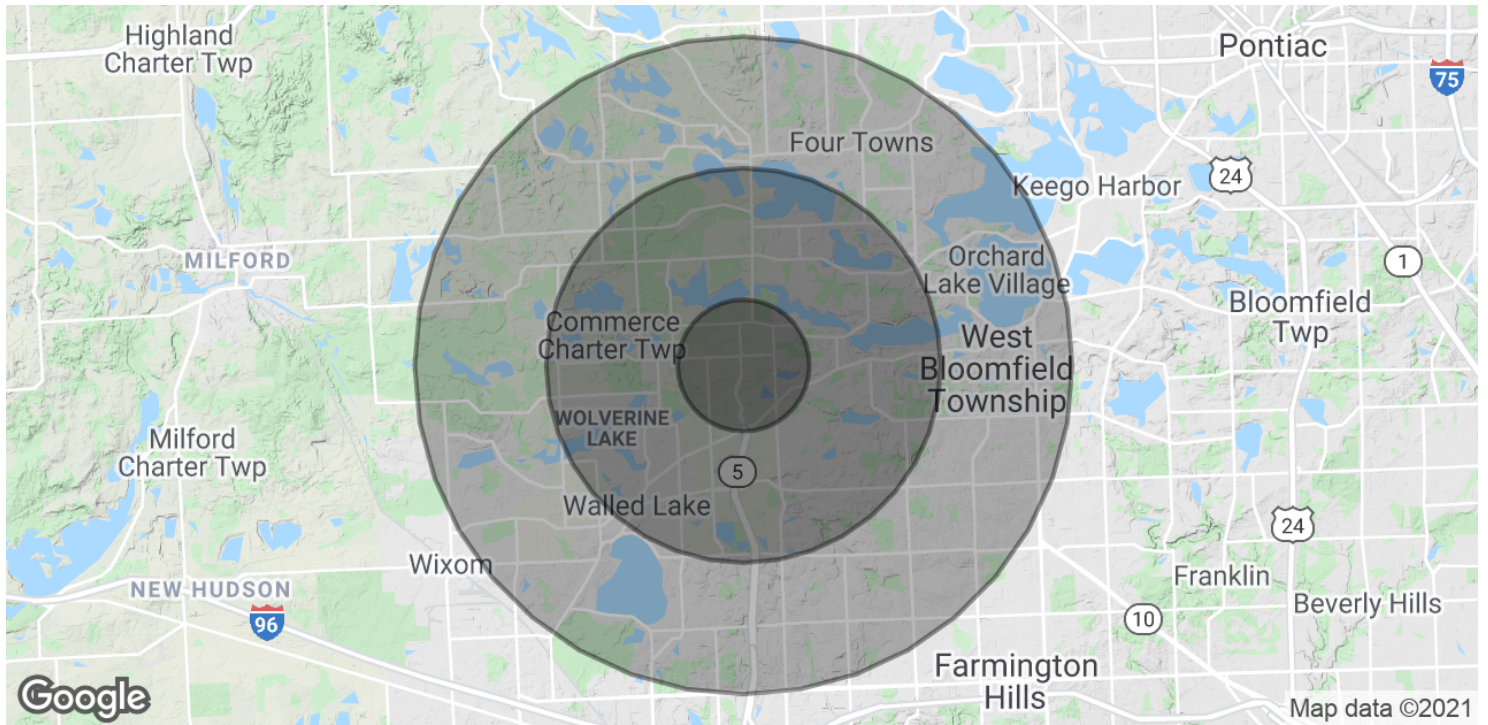


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
3162 Martin Rd	Available	5,913 SF	Gross	\$8.50 SF/yr









POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,280	48,711	143,348
Average age	40.4	41.6	41.1
Average age (Male)	37.3	39.7	39.9
Average age (Female)	42.1	42.7	42.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,541	18,614	55,966
# of persons per HH	2.8	2.6	2.6
Average HH income	\$101,168	\$101,200	\$99,486
Average house value	\$283,797	\$282,304	\$265,767

* Demographic data derived from 2010 US Census