

# 55412

LYON INDUSTRIAL DRIVE

NEW HUDSON, MI

**FOR LEASE or  
FOR SALE**

**14,800 SF**



**CUSHMAN &  
WAKEFIELD**



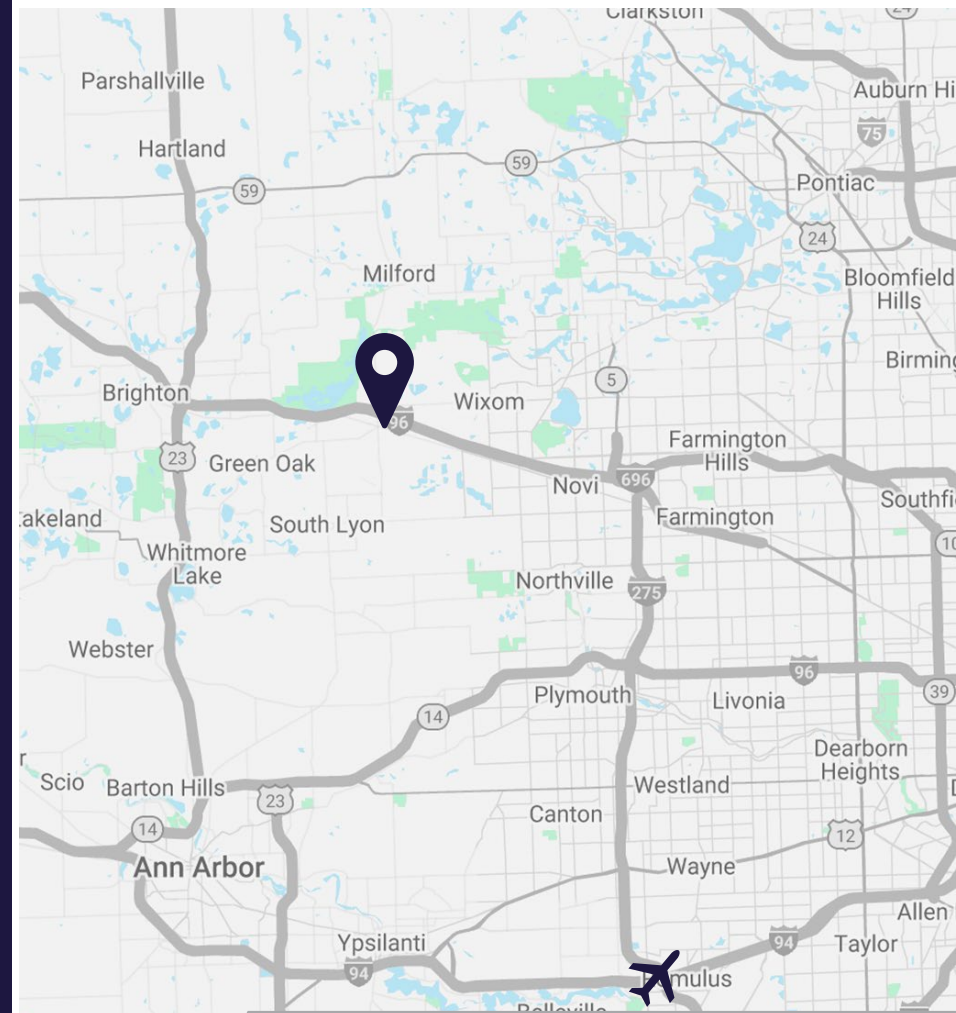
# // PROPERTY DETAILS

Building Size:	14,800 SF
Office Size:	3,700 SF
Site Area:	1.39 Acres
Year Built:	2001
Parcel ID:	21-03-402-022
Clear Height:	21'
Loading Docks:	One (1) with leveler
Drive-Ins:	Two (2) (12'x14')
Auto Parking:	27 surface spaces
Construction:	Masonry and insulated steel panels
Roof:	Standing metal seam/ EPDM
Floor:	6" reinforced
Power:	10000amp/480v/3p
Sprinkler:	No
HVAC:	Radiant heat Exhaust fans in shop/ warehouse
Air Lines:	No
Lighting:	LED
Zoning:	I-2: Light Industrial District
Asking Price:	Contact Broker
Lease Rate:	\$8.95/SF NNN
Taxes and Insurance (2024 est.):	\$1.15/SF and \$0.31/SF



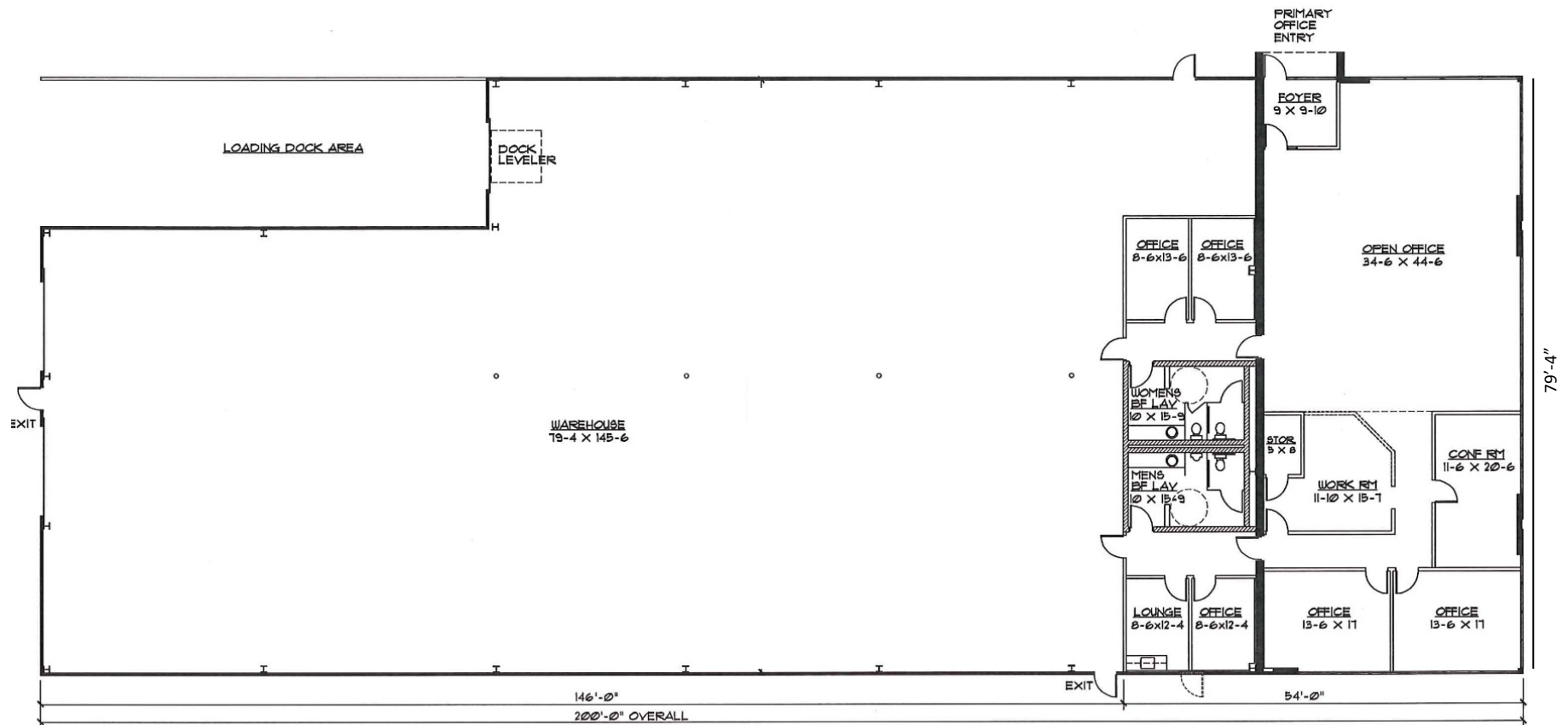
## OFFICE AREA HIGHLIGHTS

- Large open office/ show room area
- Six private offices
- Conference room
- Break room



**55412 LYON INDUSTRIAL DRIVE**  
NEW HUDSON, MICHIGAN

# // FLOOR PLAN

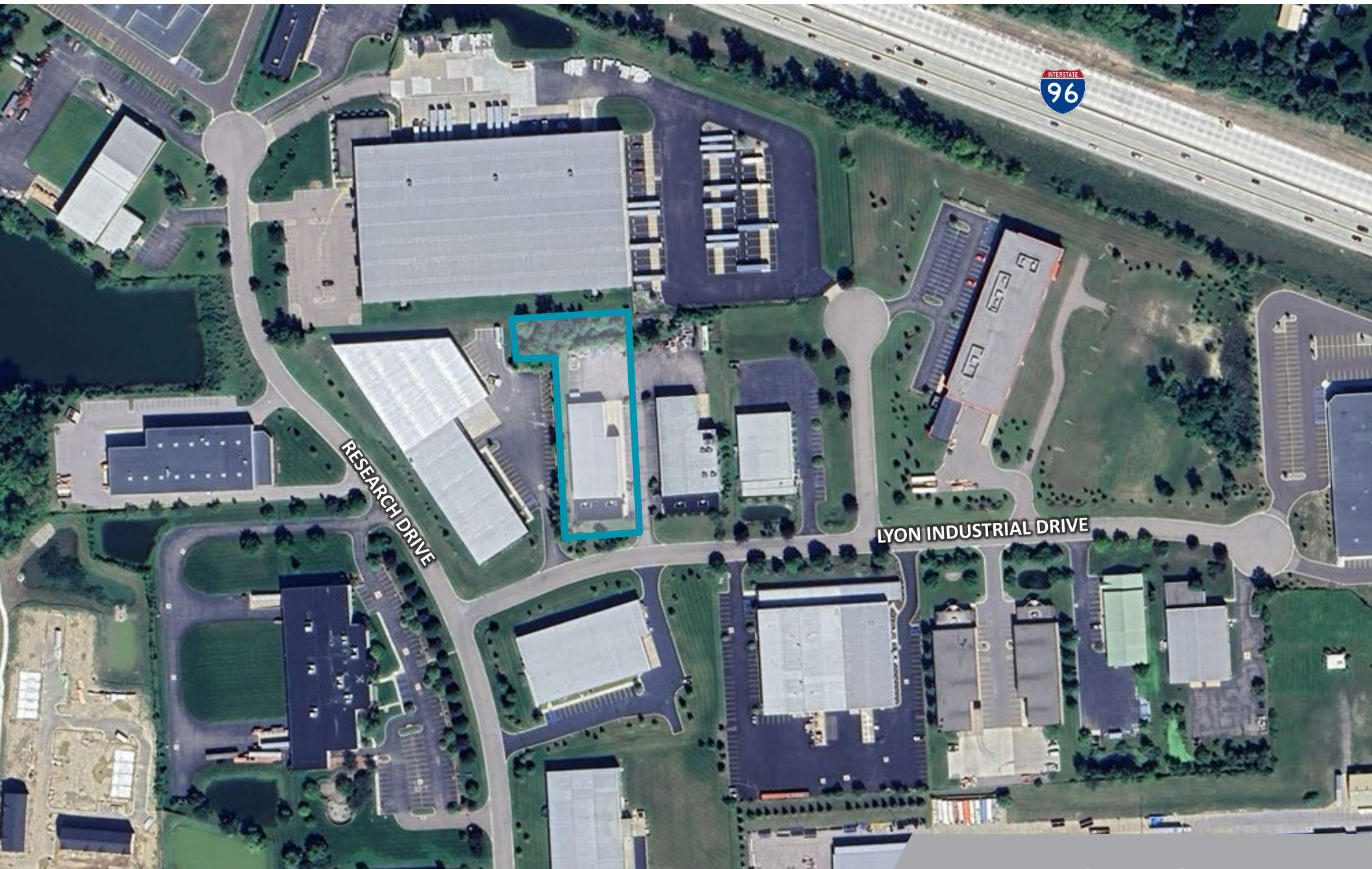


## UNIT # 12 - AVAILABLE FOR LEASE PLAN

0 5 10 20 DIMENSIONS APPROXIMATED/  
FIELD VERIFY DIMENSIONS



// AERIAL



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