55412

LYON INDUSTRIAL DRIVE

NEW HUDSON, MI

FOR LEASE or FOR SALE

14,800 SF

CUSHMAN & WAKEFIELD
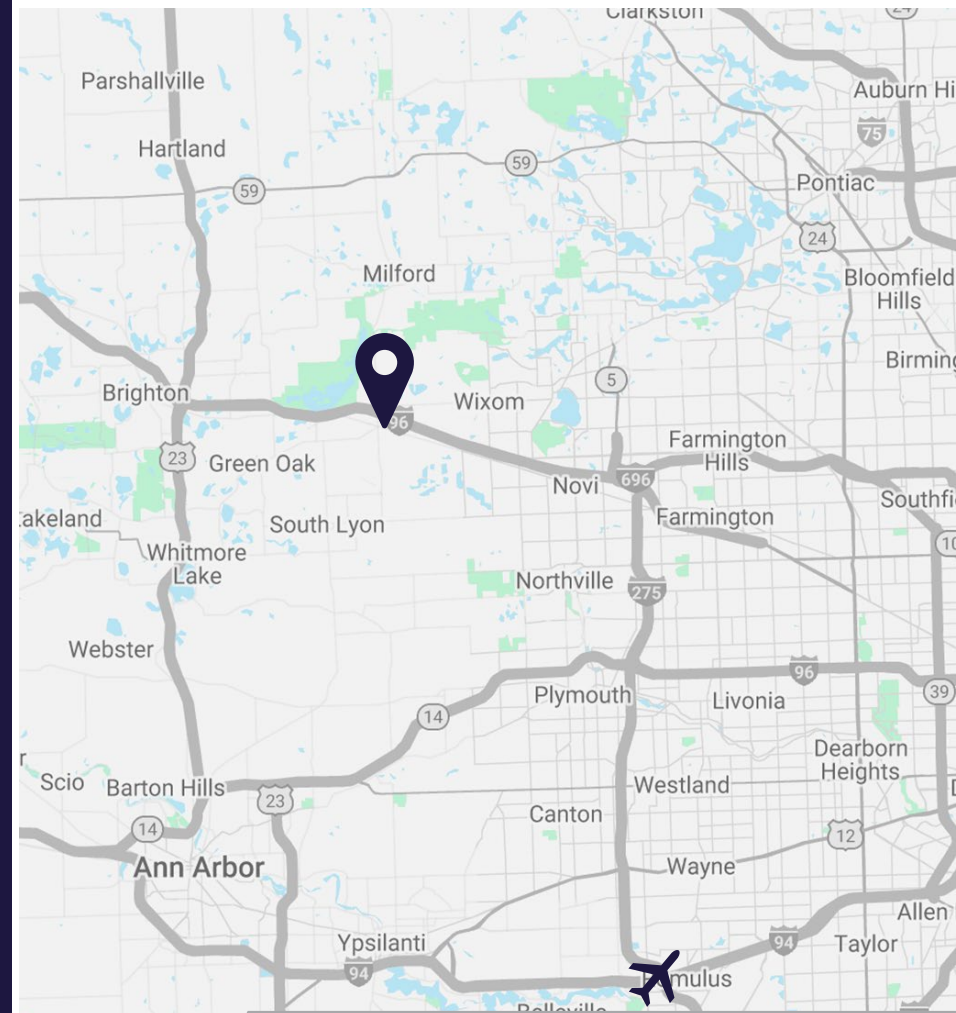
// PROPERTY DETAILS

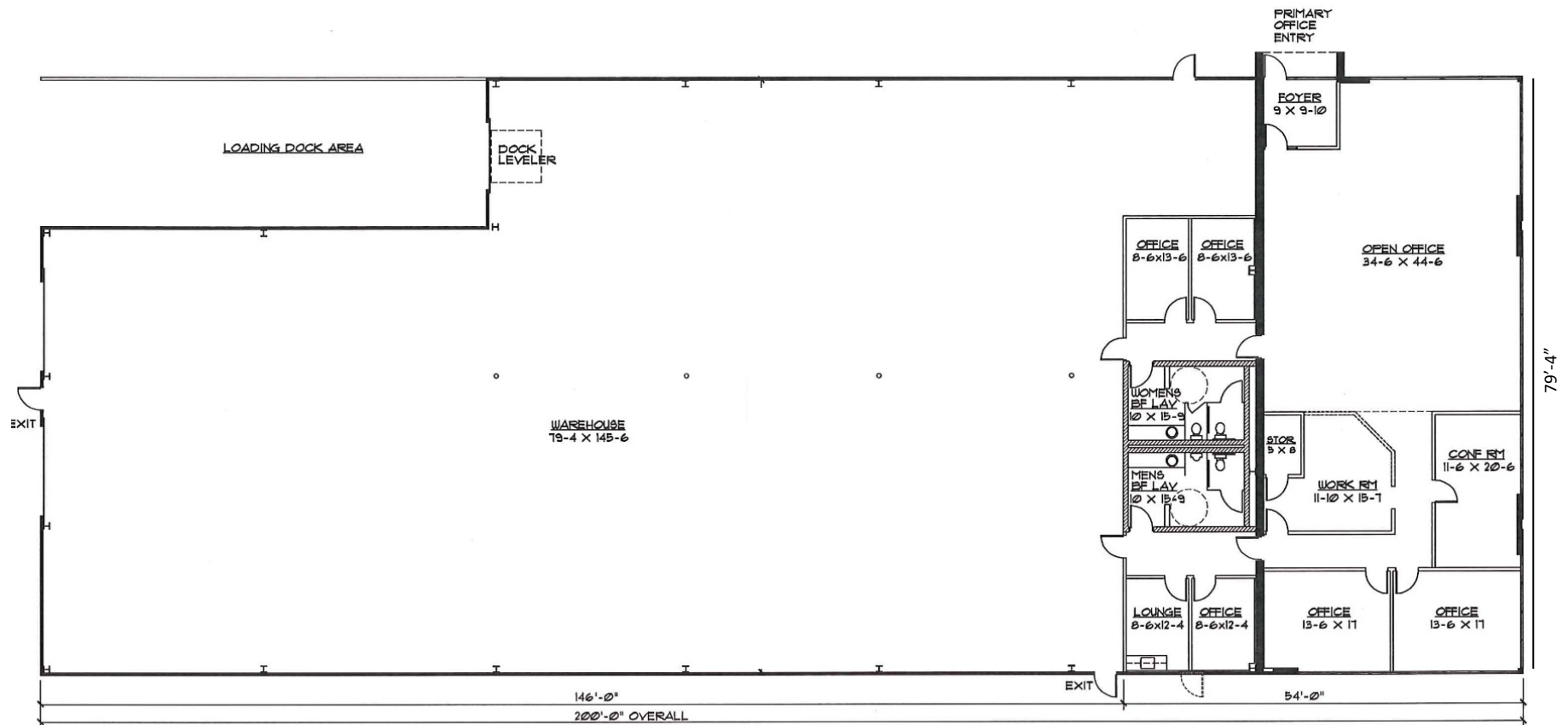|	
Building Size:	14,800 SF
Office Size:	3,700 SF
Site Area:	1.39 Acres
Year Built:	2001
Parcel ID:	21-03-402-022
Clear Height:	21'
Loading Docks:	One (1) with leveler
Drive-Ins:	Two (2) (12'x14')
Auto Parking:	27 surface spaces
Construction:	Masonry and insulated steel panels
Roof:	Standing metal seam/ 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

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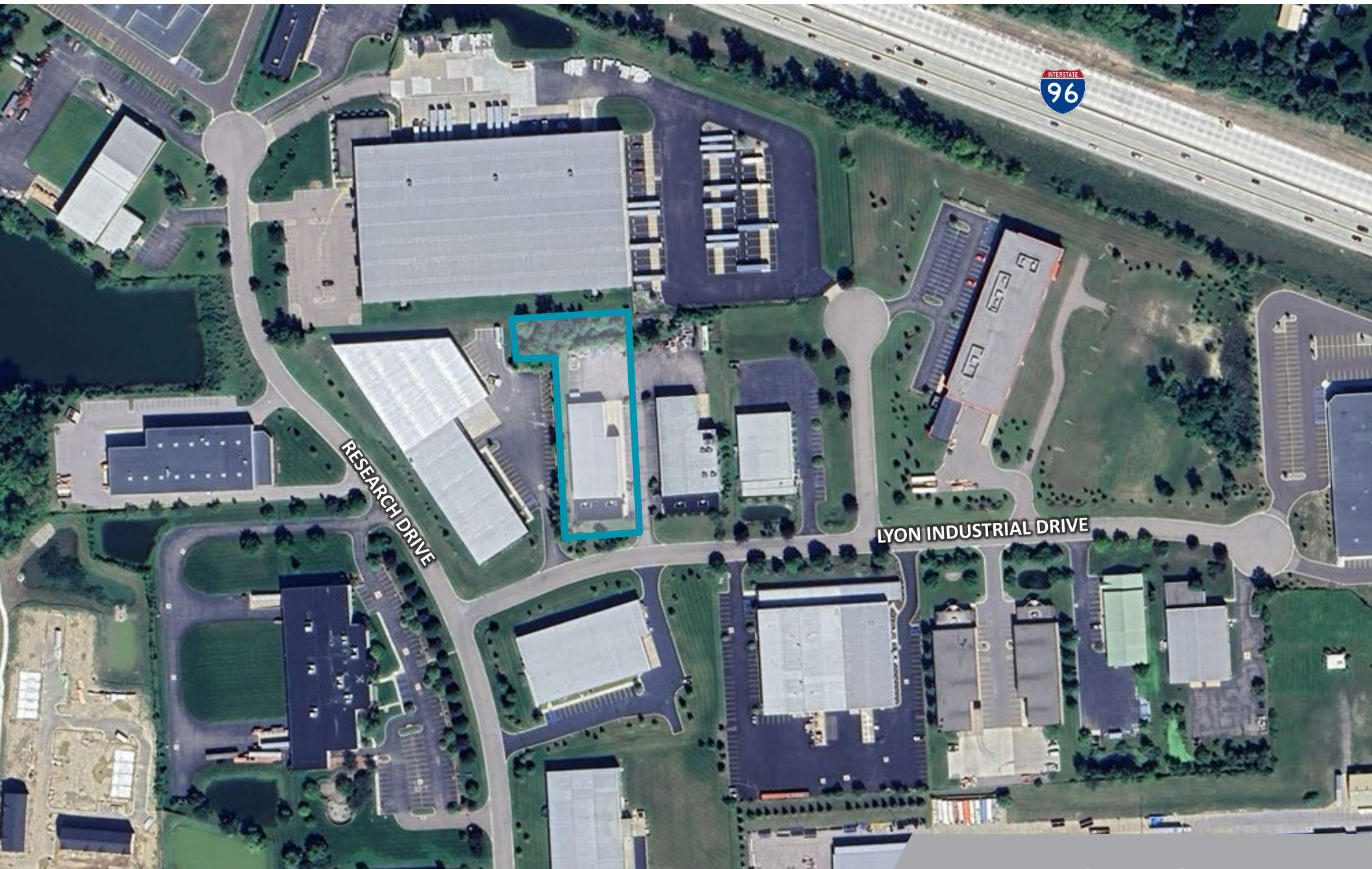NEW HUDSON, MICHIGAN

// FLOOR PLAN

PRIMARY
OFFICE
ENTRY

LOADING DOCK AREA

DOCK
LEVELER

FOYER
9 X 9-10

OPEN OFFICE
34-6 X 44-6

OFFICE
8-6x13-6

OFFICE
8-6x13-6

WAREHOUSE
79-4 X 145-6

WOMENS
BF LAV
10 X 15-9

STOR
5 X 8

CONF RM
11-6 X 20-6

EXIT

MENS
BF LAV
10 X 15-9

WORK RM
11-10 X 15-7

LOUNGE
8-6x12-4

OFFICE
8-6x12-4

OFFICE
13-6 X 17

OFFICE
13-6 X 17

EXIT

79'-4"

146'-0"

54'-0"

200'-0" OVERALL

UNIT # 12 - AVAILABLE FOR LEASE PLAN

0   5   10   20   DIMENSIONS APPROXIMATED/
FIELD VERIFY DIMENSIONS

INTERSTATE 96

RESEARCH DRIVE

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// **CONTACT**

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