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# Forterra Executive Park For Lease

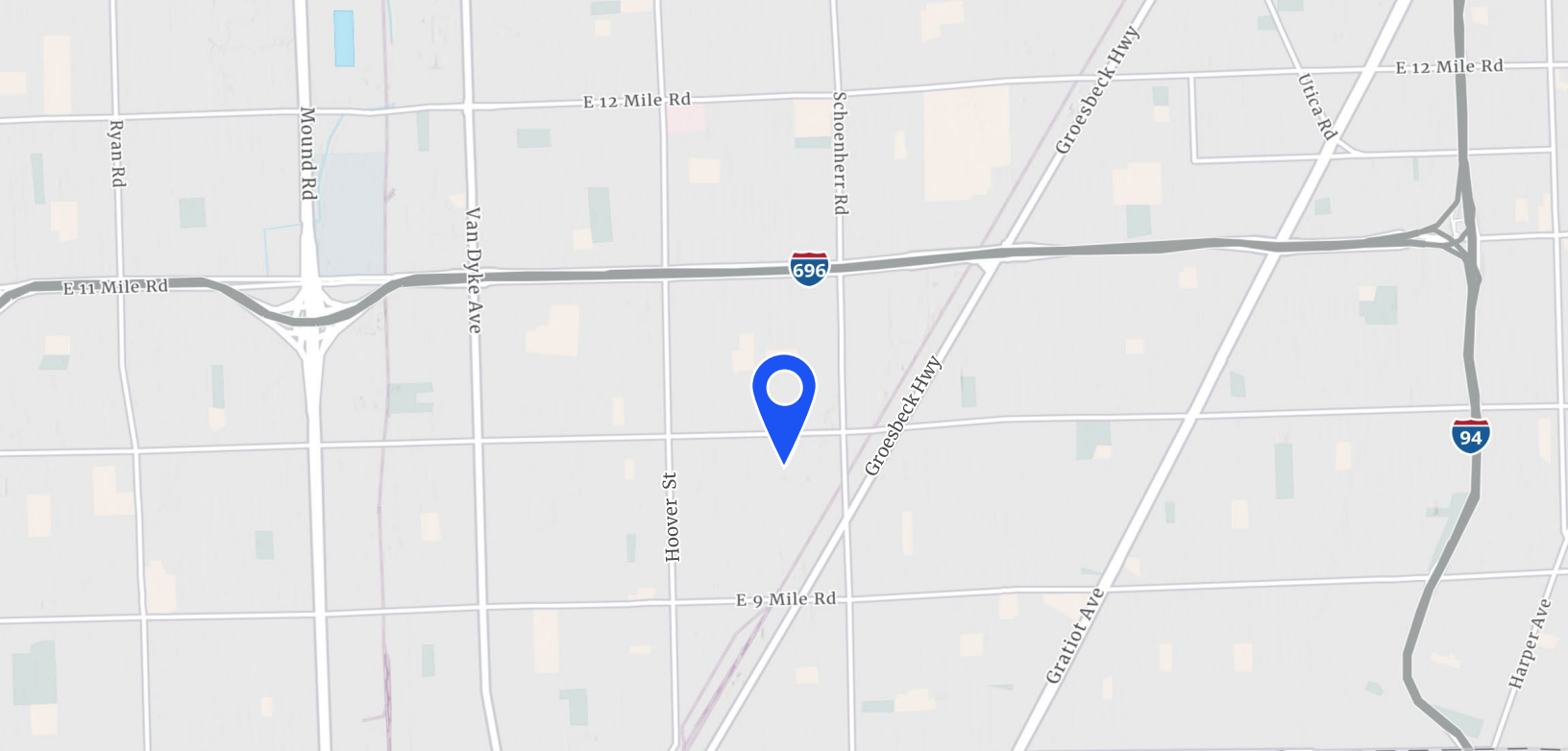


Joe Royer  
248 226 1628  
[joe.royer@colliers.com](mailto:joe.royer@colliers.com)

Peter J Kepic, SIOR  
248 226 1842  
[peter.j.kepic@colliers.com](mailto:peter.j.kepic@colliers.com)

Ryan Brittain, SIOR, CCIM  
248 226 1810  
[ryan.brittain@colliers.com](mailto:ryan.brittain@colliers.com)

Colliers Detroit  
400 W 4<sup>th</sup> Street, Suite 350  
Royal Oak, MI, 48067  
248 540 1000



# 24435-24900 Forterra Drive Warren, MI

## ±45,000 SF Available

This industrial opportunity offers approximately ±45,000 total square feet of available space, providing flexibility for a wide range of warehouse, distribution, manufacturing, or logistics operations. The substantial footprint can accommodate both growing businesses and established tenants seeking efficient space solutions.

## Six Suites Available for Lease

The property features six suites available for lease, allowing tenants to select the space configuration that best aligns with their operational requirements. This multi-suite offering provides opportunities for single or multiple occupancy solutions.

## Strategic Location

Positioned at the highly accessible intersection of E. Ten Mile Road and Groesbeck Highway, the property benefits from excellent visibility and connectivity throughout the region. Its strategic location supports efficient transportation routes and convenient access for employees, customers, and vendors.

## Competitive Lease Rates

Tenants can take advantage of competitive lease rates that deliver strong value within the market. This cost-effective leasing opportunity allows businesses to secure quality industrial space while maintaining budget-conscious occupancy costs.

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### Lease Rate

**\$6.95-\$8.95** PSF (NNN)

## Ample On-Site Parking

The property includes ample parking to accommodate employees, visitors, and operational vehicle needs. Generous parking availability enhances convenience and supports the daily demands of a busy industrial environment.



Lease Rate

**\$6.95** PSF (NNN)

## Building 1

Address 24500 Forterra Drive, Warren, MI

Major Intersection E 10 Mile & Schoenherr Roads

Total SF 10,205 SF

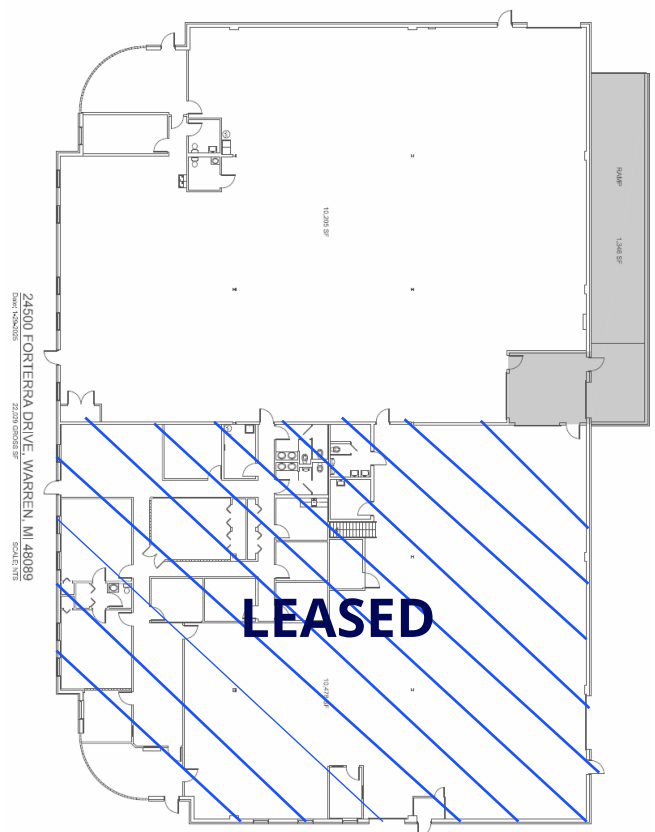
Warehouse SF 9,905 SF

Office SF 300 SF

Clear Height 15'

Loading One (1) 12' x 14' overhead door  
1 interior truck well with leveler

Features Fully fire suppressed  
LED lighting Skylights  
1 conference room  
1 bathroom in warehouse





Lease Rate

**\$7.50** PSF (NNN)

## Building 2

Address 24465 Forterra Drive, Warren, MI

Major Intersection E 10 Mile & Schoenherr Roads

Total SF 3,500 SF

Warehouse SF 3,500 SF

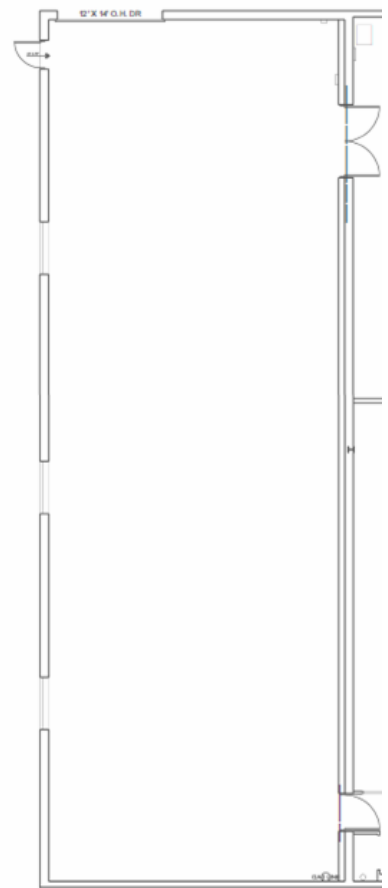
Office SF To Be Completed

Clear Height 15'

Loading One (1) 12' x 14' overhead door

### Features

New paint  
New LED lighting  
Radiant tube heat  
End unit  
Bathroom/office to be completed





Lease Rate

**\$7.95** PSF (NNN)

## Building 2

Address 24485 Forterra Drive, Warren, MI

Major Intersection E 10 Mile & Schoenherr Roads

Total SF 5,305 SF

Warehouse SF 4,555 SF

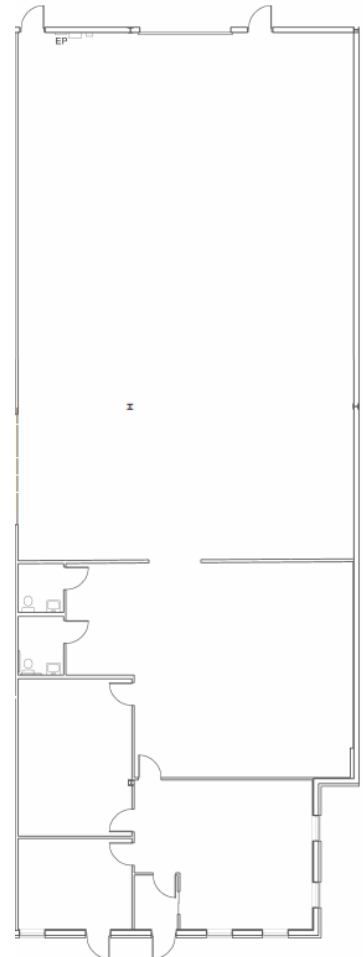
Office SF 750 SF

Clear Height 15'

Loading One (1) 12' x 14' overhead door

### Features

New paint  
New LED lighting  
Radiant tube heat  
End unit  
200A/240V/3 phase-power  
New office carpet and paint  
2 bathrooms in warehouse





Lease Rate

**\$8.25** PSF (NNN)

## Building 4

**Address** 24701 Forterra Drive, Warren, MI

**Major Intersection** E 10 Mile & Schoenherr Roads

**Total SF** 10,768 SF

**Warehouse SF** 6,768 SF

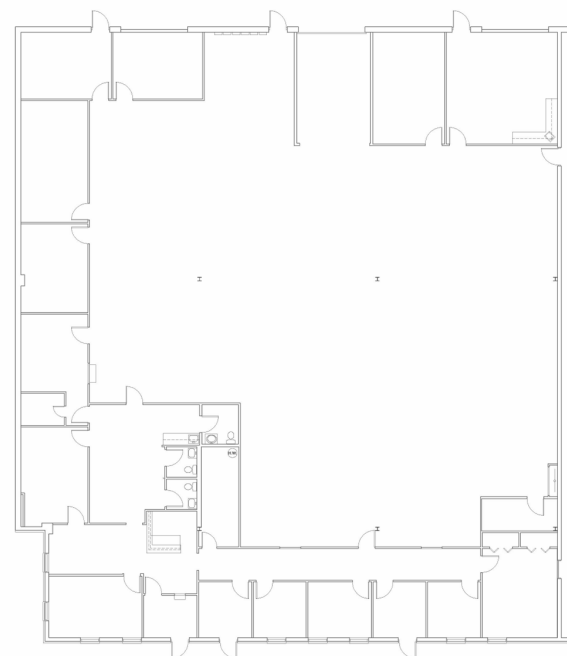
**Office SF** 4,000 SF

**Clear Height** 16'

**Loading** One (1) 12' x 14' overhead door

### Features

Fully HVAC  
Second overhead door possible  
Office space removable  
Move-in ready  
12/1/26 occupancy



24701 FORTERRA DRIVE, WARREN, MI 48089  
Date: 8-13-2026 10,768 GROSS SF SCALE: NTS



Lease Rate

**\$8.95** PSF (NNN)

## Building 7

Address 24722 Forterra Drive, Warren, MI

Major Intersection E 10 Mile & Schoenherr Roads

Total SF 10,685 SF

Warehouse SF 7,660 SF

Office SF 3,025 SF

Clear Height 12'

Loading One (1) 12' x 14' overhead door

### Features

200A/240V/3-phase power  
Fully HVAC  
4 private offices  
1 bathroom in warehouse  
Additional warehouse possible





Lease Rate

**\$7.95** PSF (NNN)

## Building 7

Address 24782 Forterra Drive, Warren, MI

Major Intersection E 10 Mile & Schoenherr Roads

Total SF 4,807 SF

Warehouse SF 4,007 SF

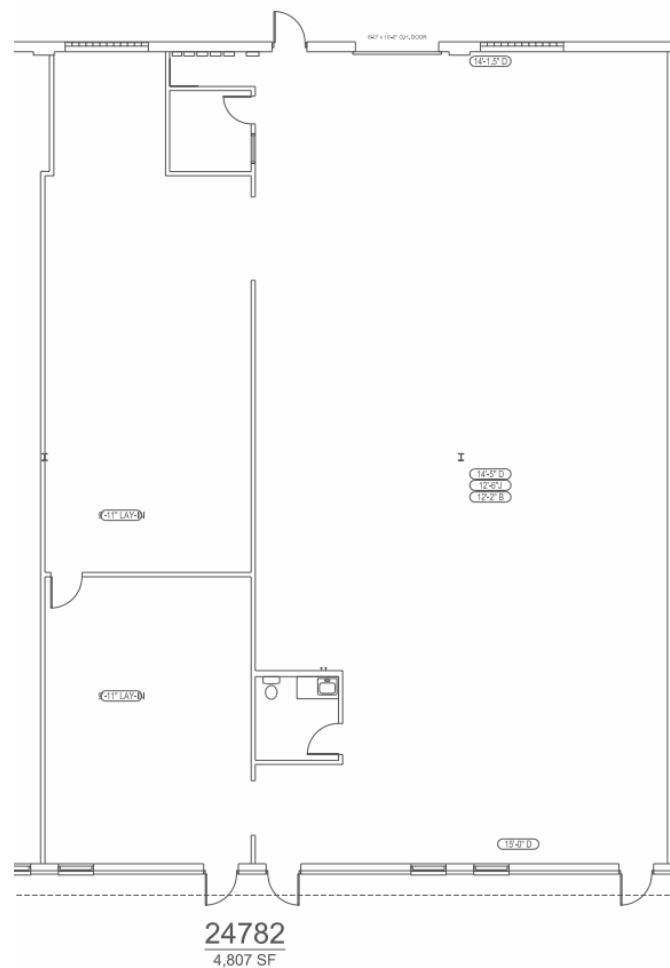
Office SF 600 SF

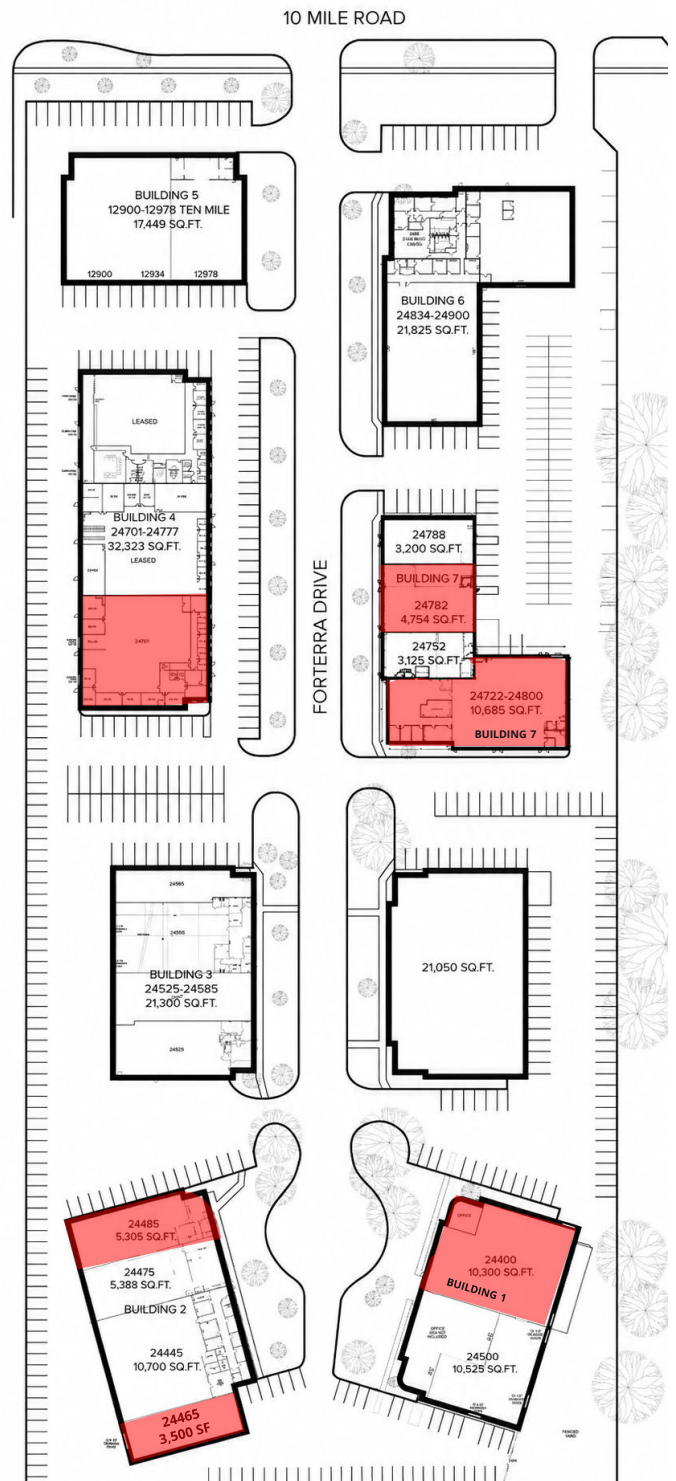
Clear Height 12'

Loading One (1) 8' x 10' overhead door

### Features

New LED lighting  
200A/240V/3-phase power  
Fully HVAC  
1 bathroom





| Address            | Square Feet | Rate            |
|--------------------|-------------|-----------------|
| 24500 (Building 1) | 10,205 SF   | \$6.95 PSF, NNN |
| 24465 (Building 2) | 3,500 SF    | \$7.50 PSF, NNN |
| 24485 (Building 2) | 5,305 SF    | \$7.95 PSF, NNN |
| 24701 (Building 4) | 10,768 SF   | \$8.25 PSF, NNN |
| 24722 (Building 7) | 10,685 SF   | \$8.95 PSF, NNN |
| 24782 (Building 7) | 4,807 SF    | \$7.95 PSF, NNN |

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