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Forterra Executive Park

For Lease



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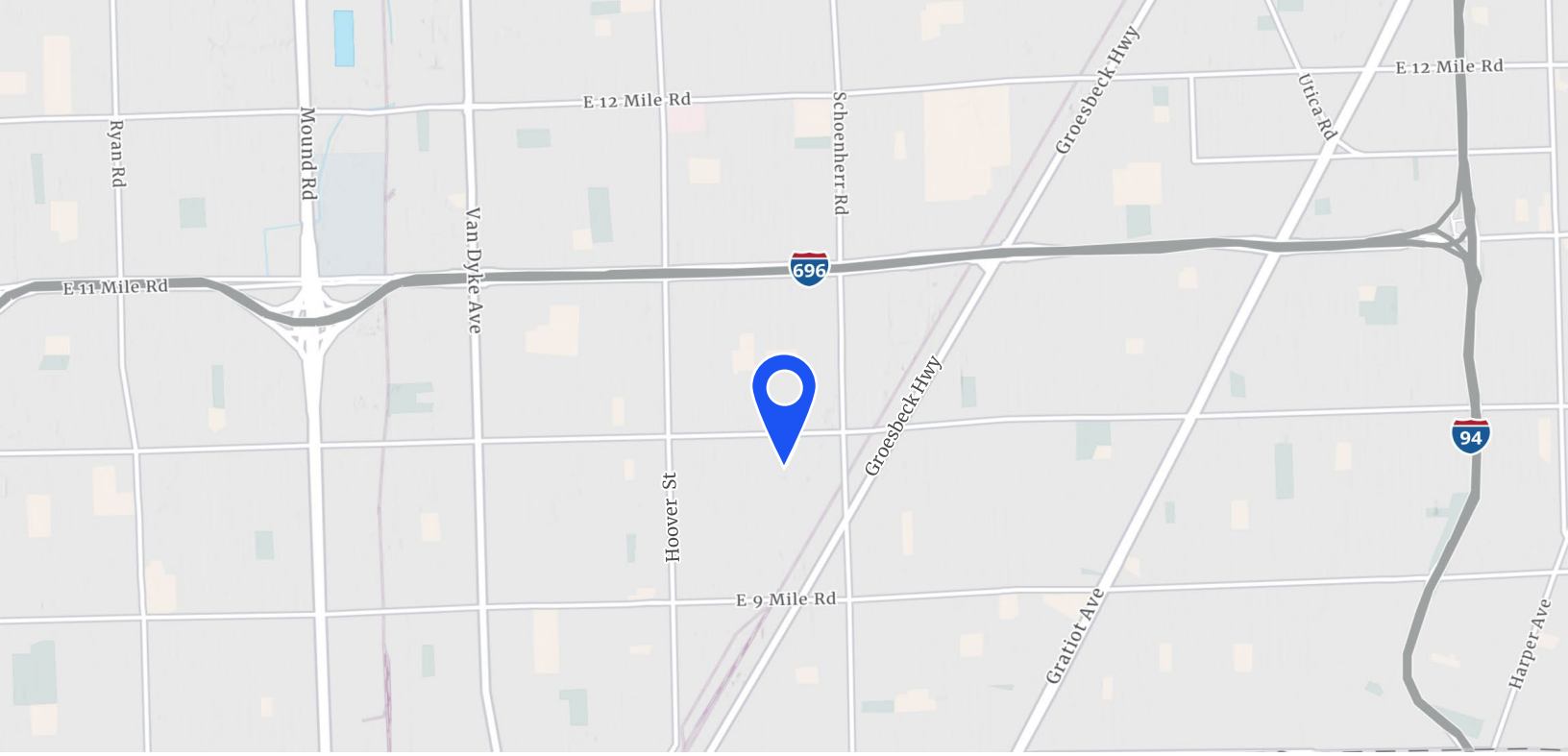


24435-24900 Forterra Drive Warren, MI

±50,000 SF Available

This industrial opportunity offers approximately ±50,000 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.

Seven Suites Available for Lease

The property features seven 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.

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-$8.95 PSF (NNN)

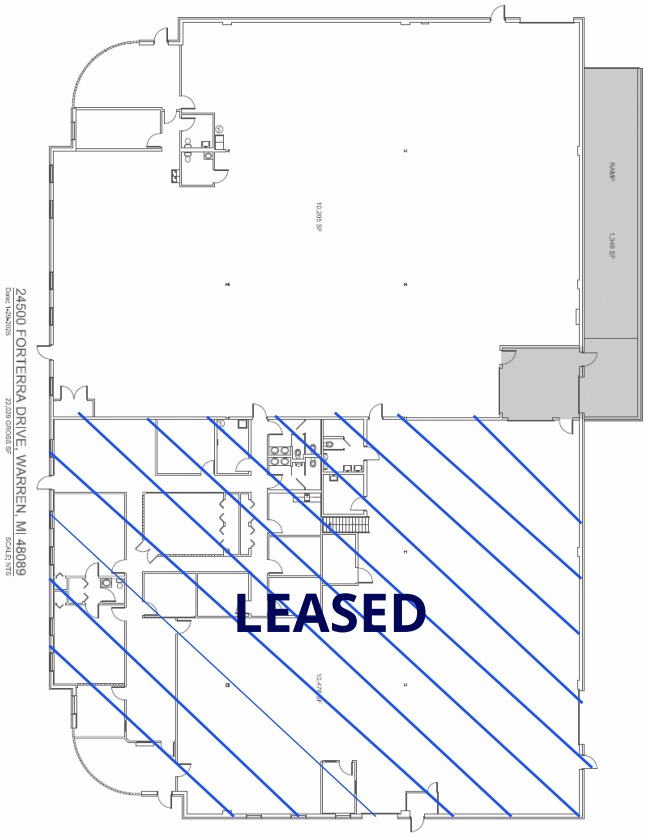


Lease Rate

$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



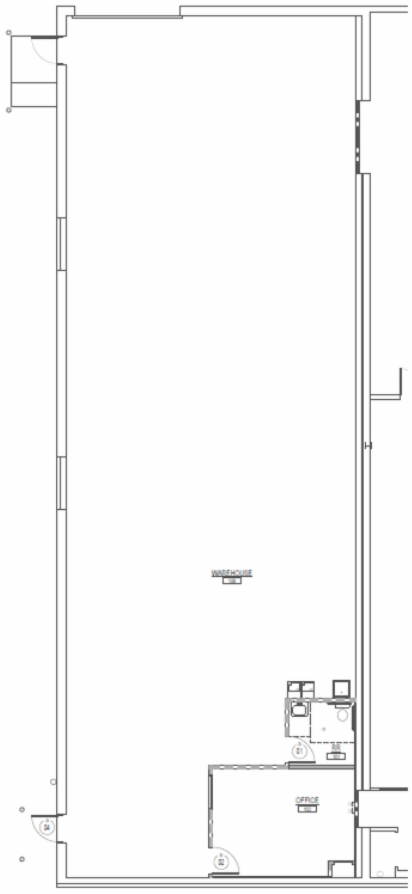


Lease Rate

$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



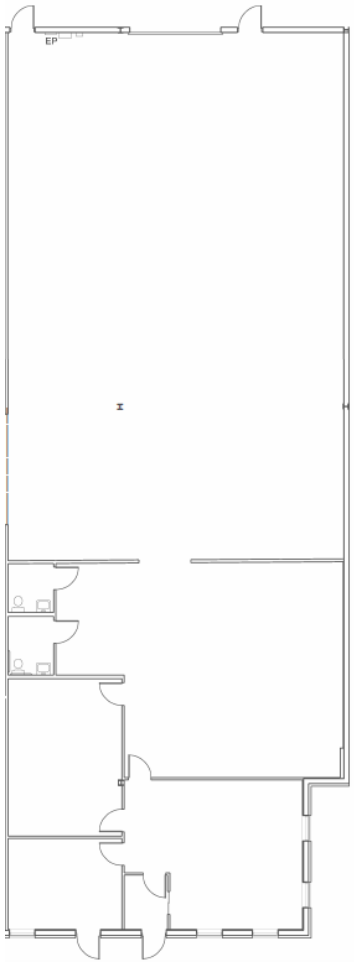


Lease Rate

$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 1/1/2027 occupancy



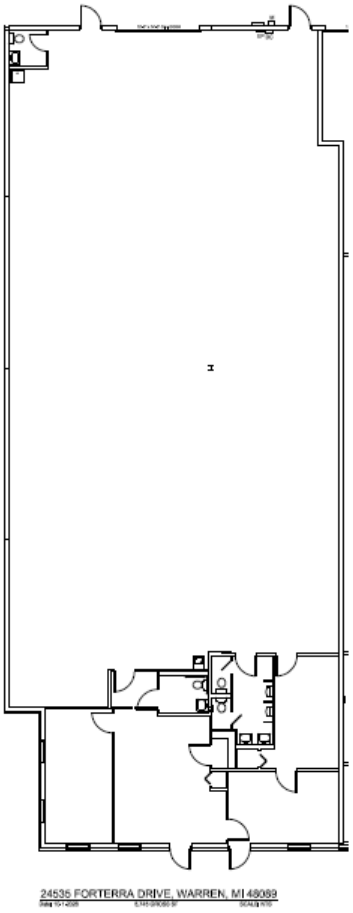


Lease Rate

$7.95 PSF (NNN)

Building 3

Address	24535 Forterra Drive, Warren, MI
Major Intersection	E 10 Mile & Schoenherr Roads
Total SF	5,745 SF
Warehouse SF	4,670 SF
Office SF	1,075 SF
Clear Height	16’
Loading	One (1) 12’ x 14’ overhead door
Features	New lights Heat in warehouse Drain in warehouse 3 offices 2 bathrooms in warehouse 1 bathroom in office



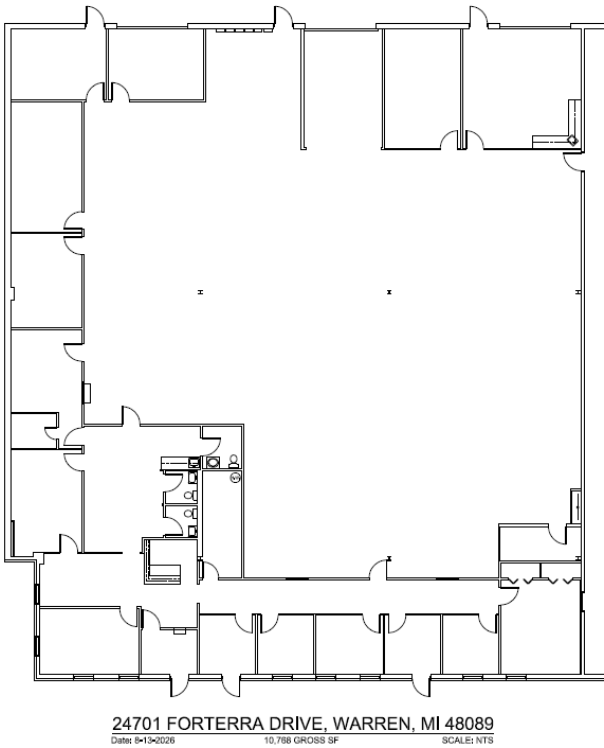


Lease Rate

$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





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



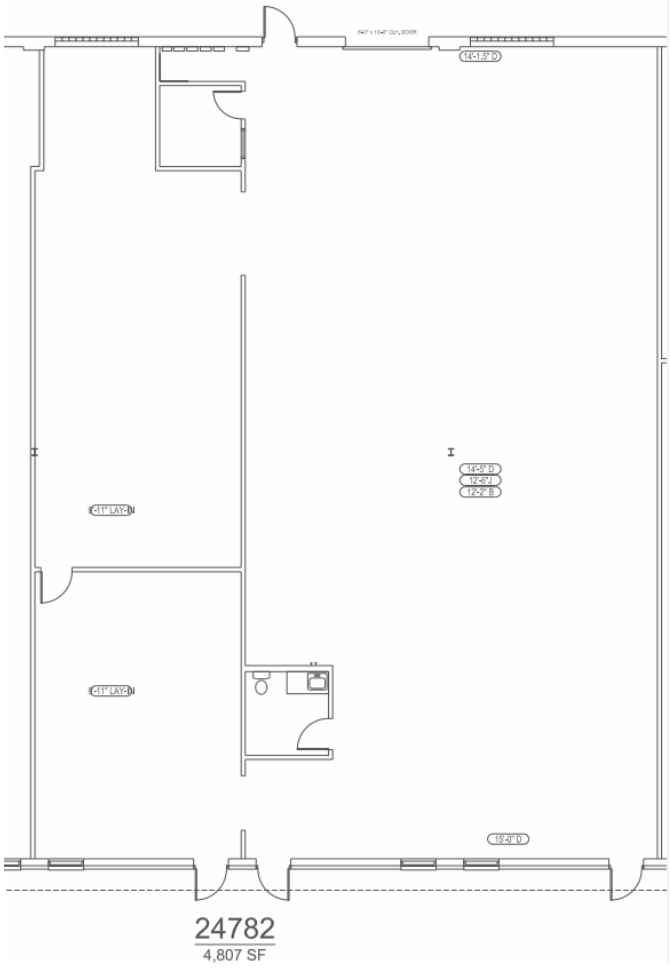


Lease Rate

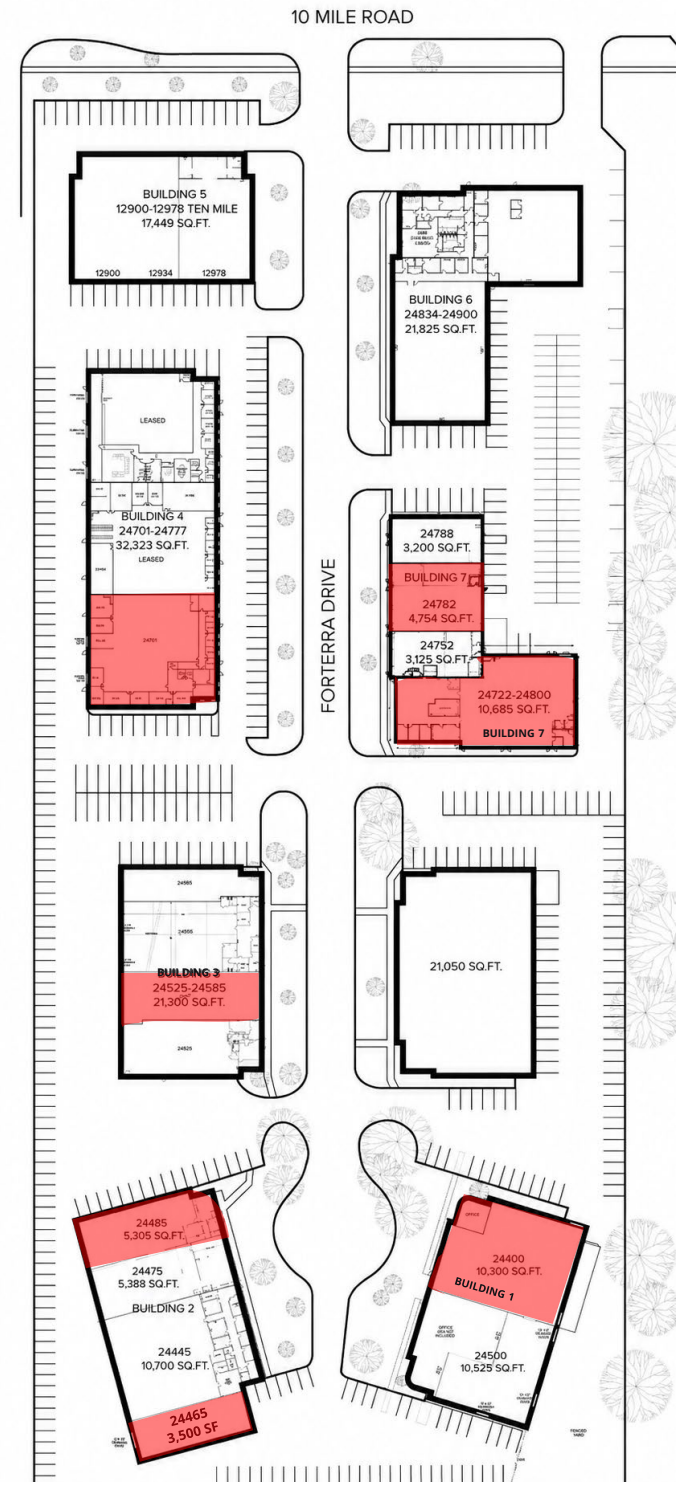
$7.95 PSF (NNN)

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) 24485 (Building 2)	3,500 SF 5,305 SF	$7.50 PSF, NNN $7.95 PSF, NNN
24535 (Building 3)	5,745 SF	$7.95 PSF, NNN
24701 (Building 4)	10,768 SF	$8.25 PSF, NNN
24722 (Building 7) 24782 (Building 7)	10,685 SF 4,807 SF	$8.95 PSF, NNN $7.95 PSF, NNN

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