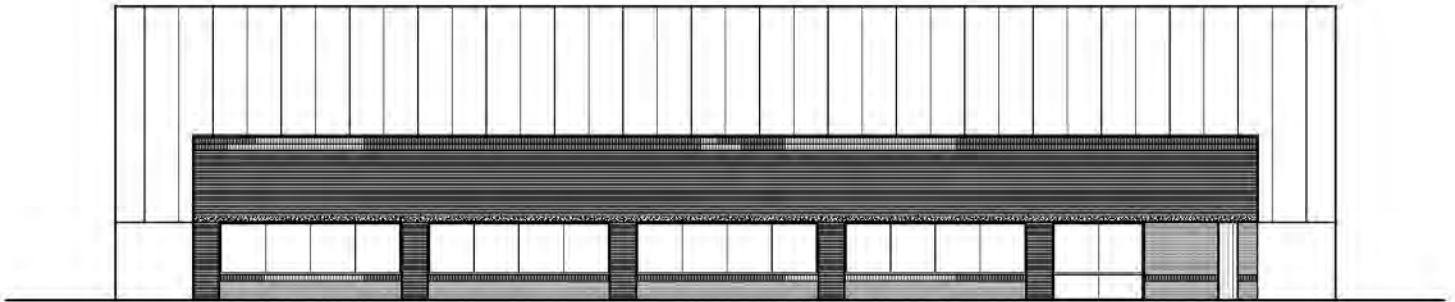


# R. MANCINI DR. – LOT #4

STERLING HEIGHTS, MI



FRONT ELEVATION



## FOR LEASE

### PROPERTY HIGHLIGHTS

- New construction
- Zoned M-2 (Heavy Industrial)
- 26,471 SF
- 4,773 SF office
- LED Lighting
- Air rotation heat
- 100% Sprinklered
- Exterior Truckwell
- Tax abatement possible
- Cranes and floor drains possible
- Occupancy summer 2021

For more information, please contact:

**CHRIS DOWELL**  
248.447.2717  
[cdowell@ngkf.com](mailto:cdowell@ngkf.com)

**JACK COURY**  
248.372.2276  
[jcoury@ngkf.com](mailto:jcoury@ngkf.com)



## INDUSTRIAL – For Lease

R Mancini Dr. – Lot #4  
Sterling Heights, Michigan

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Total Building Size:	26,471sf
Total Available:	26,471sf
Age:	New construction
Factory:	21,698sf
Office:	4,773sf
Minimum Divisible:	26,471sf
Zoned:	Industrial

<b>Lease Rate:</b>	<b>\$6.95/sf NNN</b>
<b>Monthly Lease Rate:</b>	<b>\$15,331.12</b>
<b>Taxes:</b>	<b>TBD</b>

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## Property Details

Acreage:	1.58	Power:	1000 A /480 V
Frontage:	Irregular	Buss:	
Depth:	340'	Lights:	LED
Parking:	59	Truckwell:	(1) Exterior
Expandable:		Grade Door:	(1) 14' x 14'
Storage:		Heating:	Air Rotation
Clearance:	24'	A/C:	Office
Bay Size:	(3) 40'	Sprinklered:	Yes
Lavatories:	4	Airlines:	
Crane:	10 ton prepped	Compressor:	
Underhook:	20'	Floordrains:	Possible

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## Additional Information:

Tax abatement possible. Very high image facility in new industrial park, located at 19 Mile and Van Dyke. Occupancy summer 2021.

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## Contact Information:

**Chris Dowell**  
248.447.2717  
[cdowell@ngkf.com](mailto:cdowell@ngkf.com)

**Jack Coury**  
248.372.2276  
[jcoury@ngkf.com](mailto:jcoury@ngkf.com)



**NF**  
**ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS  
 4677 WOODWARD AVE.  
 PONTIAC, MI 48342-9032  
 TEL. (313) 332-7931  
 FAX. (248) 332-8257

**LEGEND**

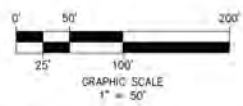
▭ LIMITS OF OWNERSHIP

⊙ MONUMENT CONSISTING OF 1/2" DIA. STEEL BAR, ENCASED IN 4" DIA. CONCRETE, 36" LONG

① (SEE R.O.W. CURVE TABLE SHEET A)

**NOTE**  
 UNITS 1 THROUGH 7 MUST BE BUILT

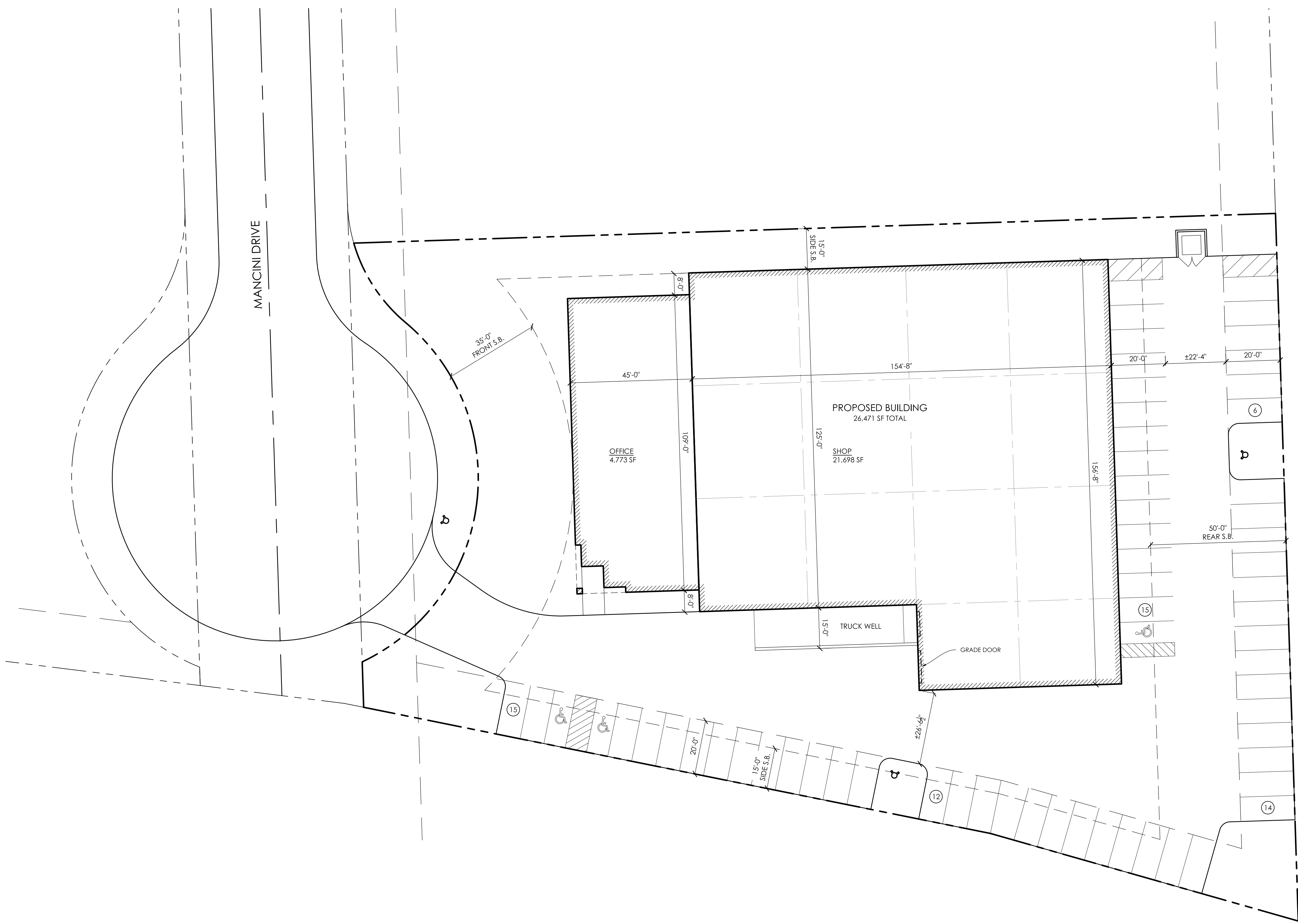
*Ledds Enterprises  
 Industrial Park*



**SITE PLAN**  
 PROPOSED 4/20/2012

DESIGNED BY  
 W. Breman  
 CHECKED BY  
 J. Puch  
 DATE  
 4/20/2012  
 SCALE  
 1" = 50'

NO. JOB NO. 3-B917  
 SHEET NO. 5



**GENERAL NOTES:**

1. SITE INFORMATION TAKEN FROM A CLIENT PROVIDED ENGINEERING PLAN BY:  
NOWAK & FRAUS  
1310 N. STEPHENSON HIGHWAY  
ROYAL OAK, MI 48067  
PROJECT NO. 3-B917  
DATED 04/18/2001
2. CURRENT SITE ZONING: M-2 "HEAVY INDUSTRIAL"
3. REQUIRED SETBACKS:  
FRONT 75' / 35'  
SIDE 15'  
REAR 50'

**SITE AND BUILDING DATA:**

**PROPOSED BUILDING AREA**

OFFICE	4,773 SF
SHOP	21,698 SF
TOTAL	26,471 SF

**PARKING CALCULATIONS**

OFFICE	4,773 SF x 90% / 200 =	21.5 SPACES
MANUFACTURING	21,698 SF x 90% / 500 =	39.1 SPACES
TOTAL REQUIRED		61 SPACES
TOTAL PROVIDED		62 SPACES

**SQUIRES ARCHITECTURAL GROUP, PLLC**

223 West Grand River Avenue  
Suite 2  
Howell, MI 48843  
517-518-8843 voice  
517-518-8956 facsimile

CLIENT:

**MANCINI HOLDINGS**

7464 NINETEEN MILE ROAD  
STERLING HEIGHTS, MI 48314  
PHONE: (586) 685-1000

CLIENT: **MANCINI HOLDINGS, LLC**

PROJECT: **LOT #4**

R: **MANCINI DRIVE**  
**STERLING HEIGHTS, MICHIGAN**

ISSUE	DATE
REFERENCE	05/08/2019

NOT FOR CONSTRUCTION

PROJECT NUMBER: 19-483

SHEET TITLE:  
**ARCH. SITE PLAN**

SHEET NUMBER:  
**AS101**

**ARCHITECTURAL SITE PLAN**

SCALE: 1" = 20'-0"