

840 RICKETT RD

840 Rickett Rd, Brighton, MI 48116



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 840 Rickett Rd | Brighton, MI 48116



PROPERTY OVERVIEW

28,950 SF of mixed Industrial and Office Space on 9.77 Acre Lot

OFFERING SUMMARY

Lease Rate: \$8.75 SF/yr (NNN)
Building Size: 28,950 SF
Available SF: 28,950 SF
Year Built: 1965
Zoning: IA

PROPERTY HIGHLIGHTS

- 43' Clear Height
- Near Downtown Brighton, Close to I-95, US-23, and Grand River Ave
- Perfect for Warehouse, Manufacturing or Distribution
- Zone IA- Light Industrial
- Building has new Exterior Doors, New Roof and New Gutters
- 1200 Amp Electric Service, 480/277 Volt 3-Phase, 750 KVA Transformer - Pole mounted.

BUILDING/PROPERTY INFORMATION: 840 Rickett Rd | Brighton, MI 48116

BUILDING INFORMATION

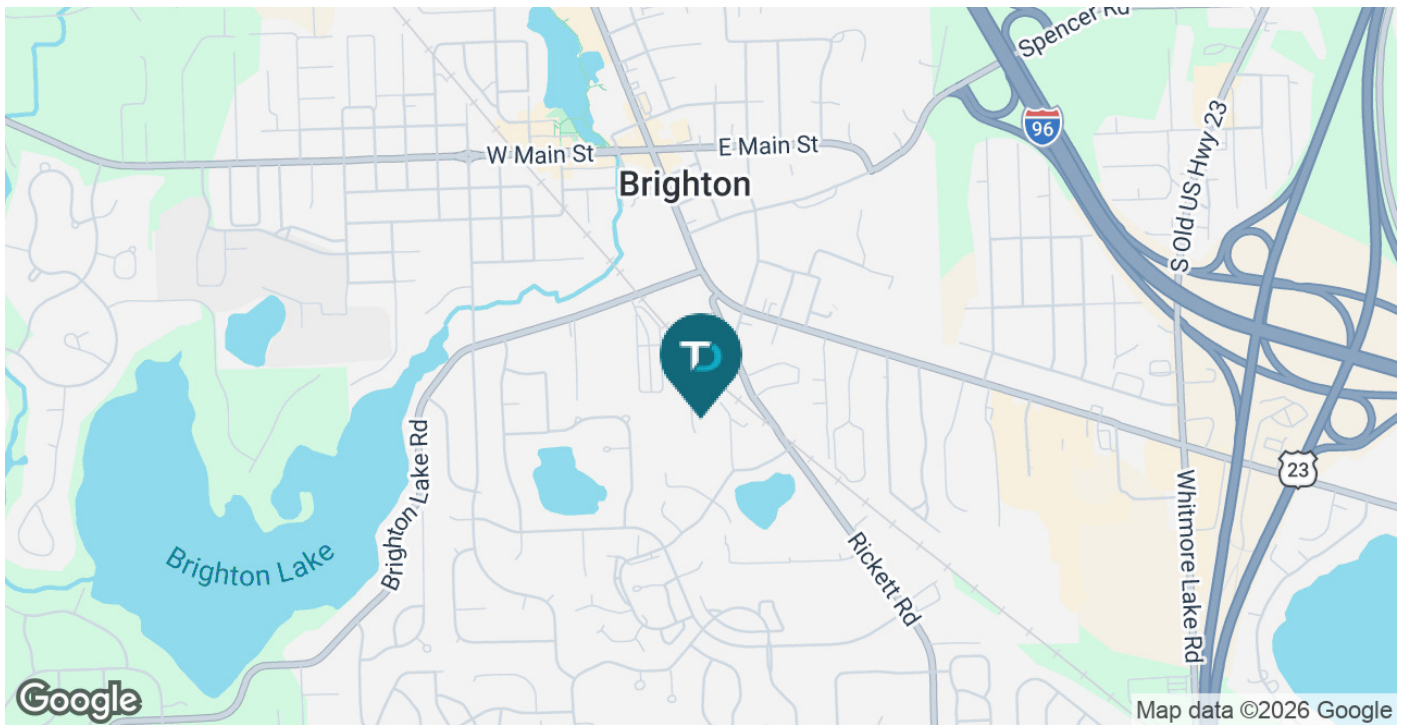
Price/SF:	\$8.75/SF NNN
Building Size:	28,950 SF
Year Built:	1965
Number of Floors:	1
Utilities:	Heating
Parking Ratio:	0.52

PROPERTY INFORMATION

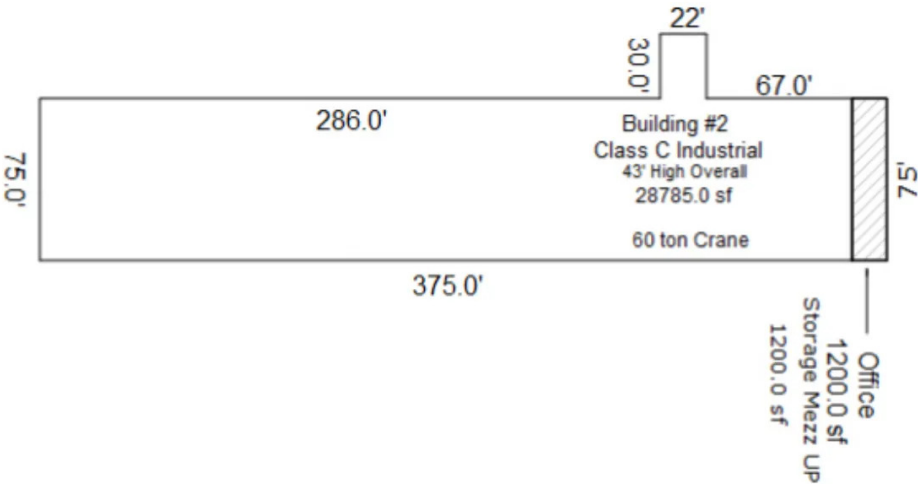
Lot Size:	9.77 AC
Property Type:	Industrial
Property Subtype:	Flex Space
Taxes:	\$54,084
Zoning	IA
Traffic Count:	Rickett Rd 11,339; Grand River 22,235 VPD
APN:	18-31-400-058

LOCATION INFORMATION

Located on West side of Rickett Rd, off Grand River Ave.



LEASE SPACES: 840 Rickett Rd | Brighton, MI 48116



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	Up to 28,950 SF	Lease Rate:	\$8.75 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
840	Available	28,950 SF	NNN	\$8.75 SF/yr	-

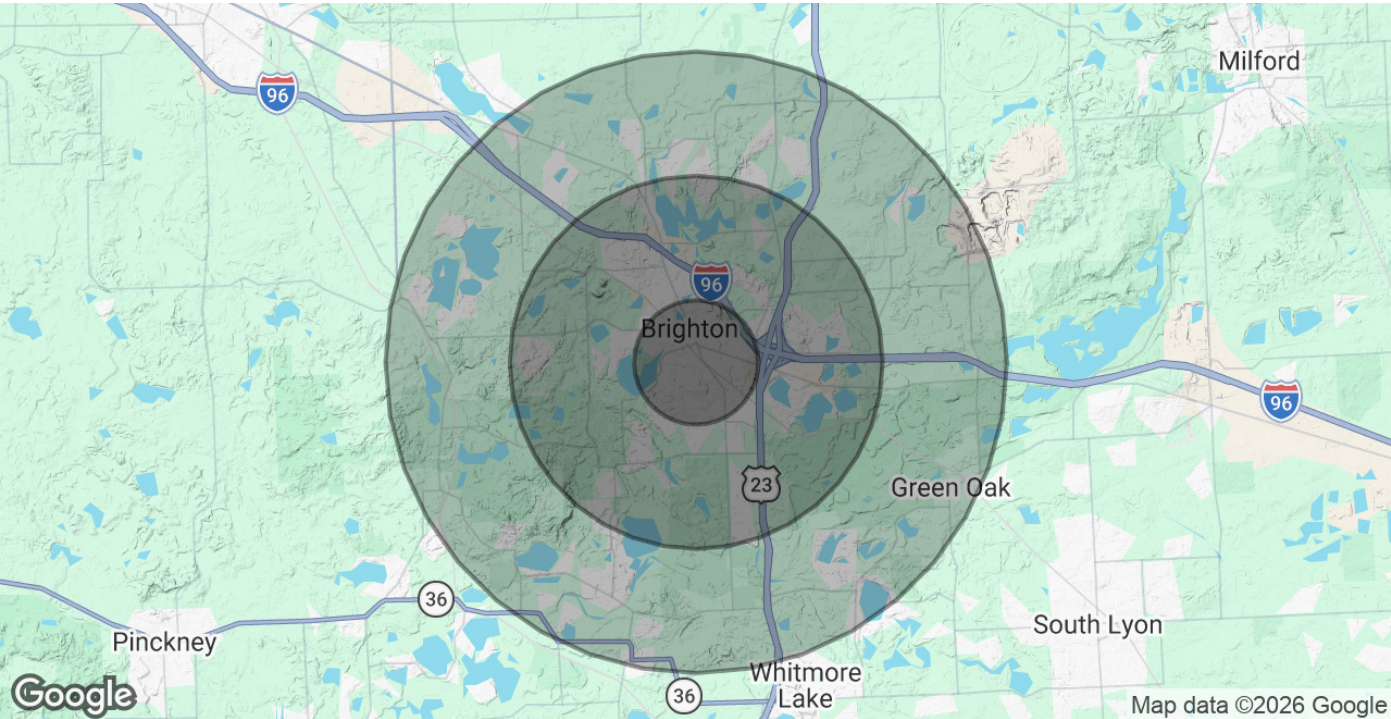
AERIAL MAP: 840 Rickett Rd | Brighton, MI 48116



RETAILER MAP: 840 Rickett Rd | Brighton, MI 48116



DEMOGRAPHICS MAP & REPORT: 840 Rickett Rd | Brighton, MI 48116



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,602	25,946	54,321
Average Age	46	44	44
Average Age (Male)	44	43	43
Average Age (Female)	48	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,649	10,808	21,749
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$109,938	\$138,830	\$140,180
Average House Value	\$318,143	\$412,713	\$429,998
2020 American Community Survey (ACS)			