

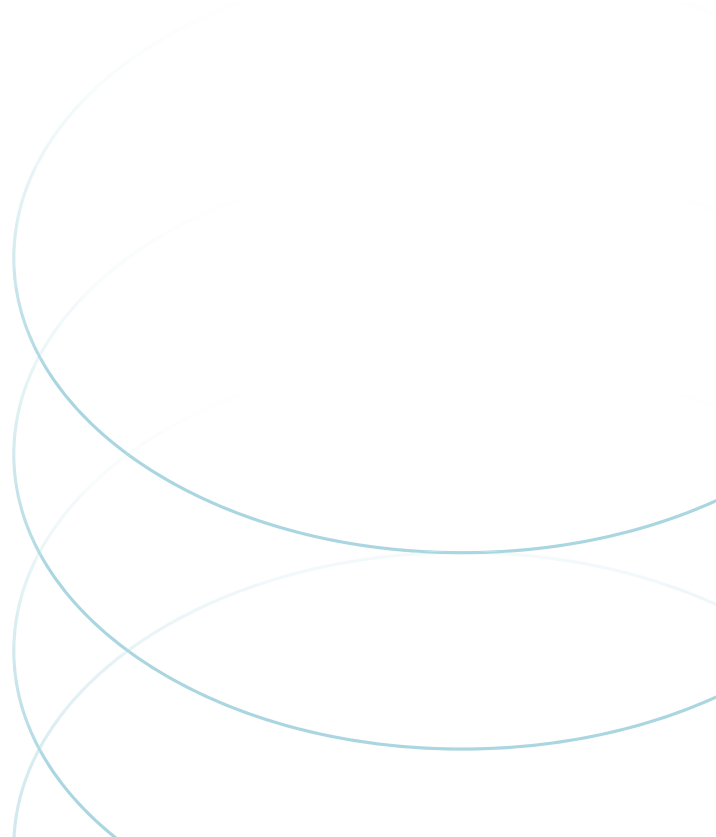


 **JLL** SEE A BRIGHTER WAY

For Lease

7205 Sterling Ponds Ct,
Sterling Heights, MI

34,901 SF Available



Office Asking Rate: \$15.00/SF Gross

Warehouse Asking Rate: \$9.95/SF NNN

Property Overview

Two multitenant flex/office buildings totaling 134,719 SF situated on an 8.88 acre, well landscaped campus. Excellent R&D collaborative space with ability to accommodate many uses including engineering, office, prototyping, and assembly. Located in a high image industrial flex park with easy access to major freeways.

Property Highlights

- Professionally managed with on site property management
- Designed for easy sub-dividing into multi-occupant usage
- Exceptionally landscaped campus
- 100% heated and cooled throughout
- Ability to separate warehouse and office space
- Five (5) docks and five (5) grade level doors
- 22' warehouse clear height with reinforced epoxy coated floors
- Executive garage parking
- Secure exterior with card entry system

Location	7205 Sterling Ponds Ct, Sterling Heights, MI 48312
Building Size	134,719 SF
Available SF	34,901 SF
Type	Multi-Tenant Flex
Power	480 Volt/3 Phase Power
Parking	286 Spaces



Photos



Zach Resnick
zach.resnick@jll.com
+1 248 581 3263

Ben Schrode
ben.schrode@jll.com
+1 248 581 3325

Photos

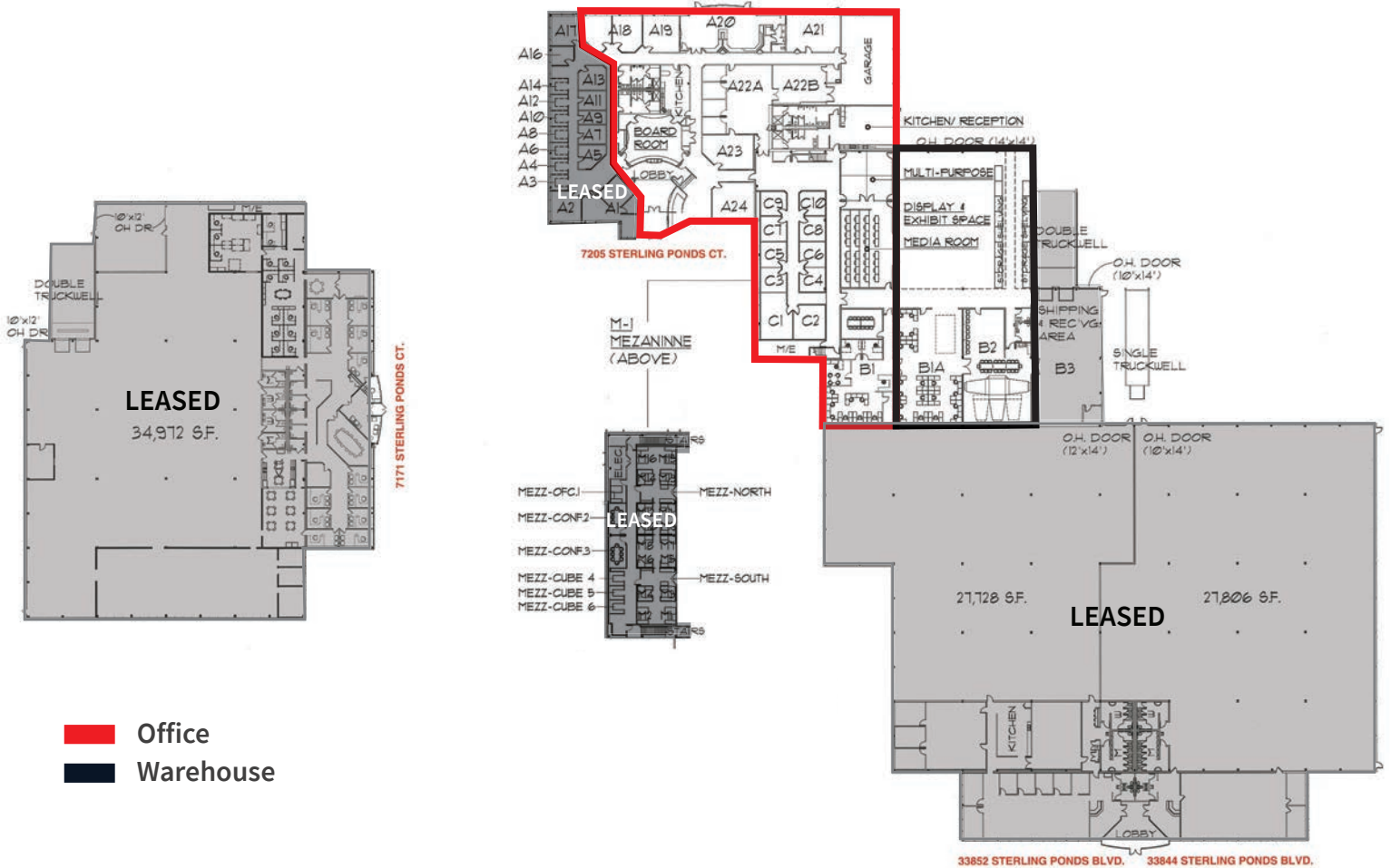


Zach Resnick
zach.resnick@jll.com
+1 248 581 3263

Ben Schrode
ben.schrode@jll.com
+1 248 581 3325

Floor Plan

20,235 SF Office | 14,756 SF Warehouse

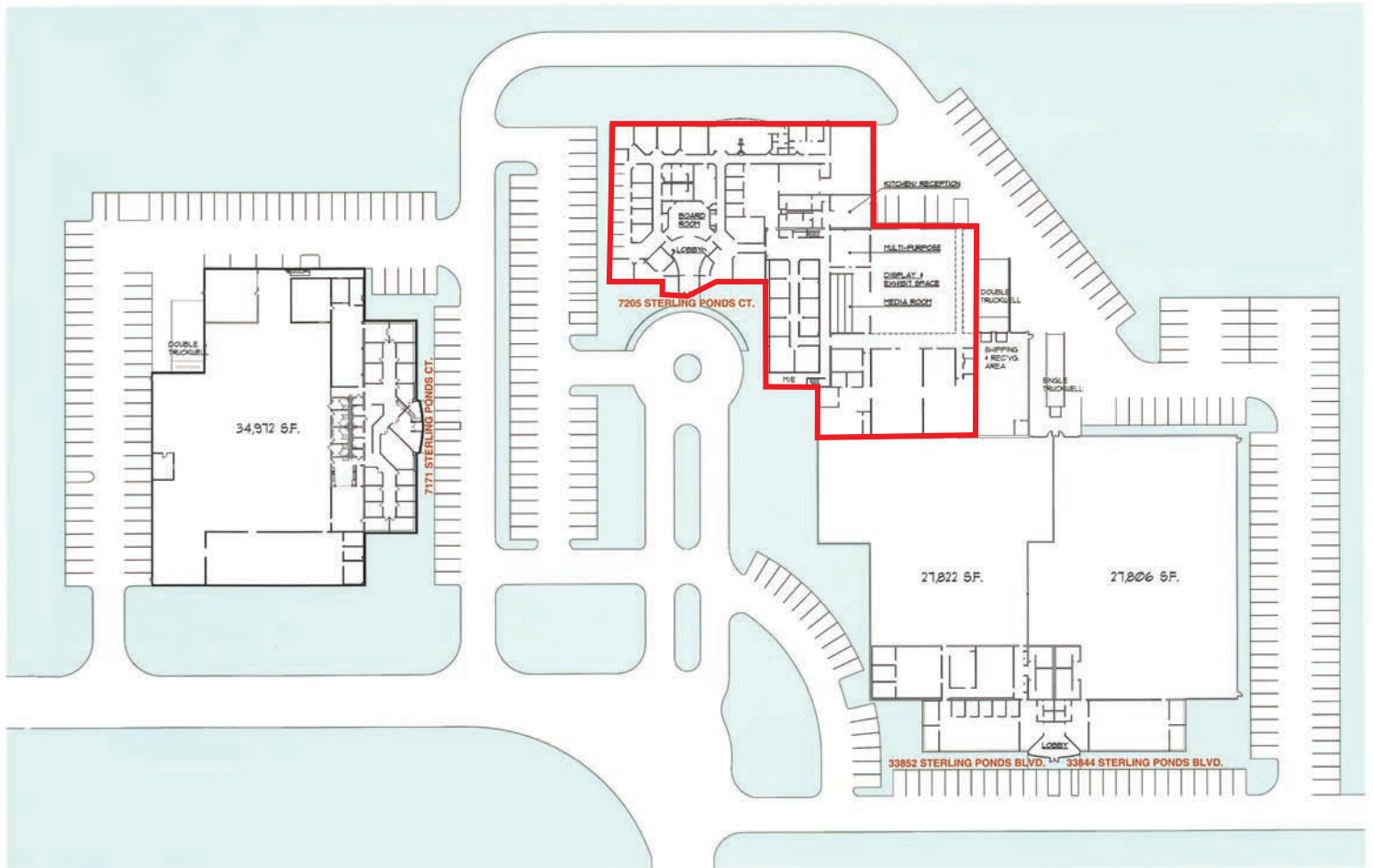


Zach Resnick
zach.resnick@jll.com
+1 248 581 3263

Ben Schrode
ben.schrode@jll.com
+1 248 581 3325

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.

Site Plan



Zach Resnick
zach.resnick@jll.com
+1 248 581 3263

Ben Schrode
ben.schrode@jll.com
+1 248 581 3325