



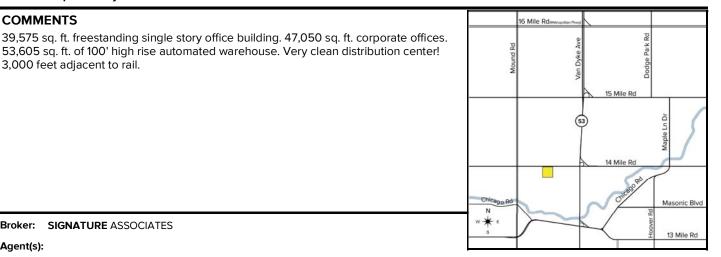
Industrial For Sale or Lease

Property Name:	Art Van HQ/Warehouse
Location:	6500 Fourteen Mile Road
City, State:	Warren, MI
Cross Streets:	East of Mound Road
County:	Macomb
Zoning:	M-2, Light Ind.

BUILDING SIZE / AVAILABILITY		Building Type	: Built	Built Mezz	anine: N/A	
Total Building Sq. Ft.: Available Sq. Ft.:		1,056,890	Available Sho	p Sq. Ft.: 970,265	Offic	Dim: N/A
		1,056,890	Available Office Sq. Ft.: 86,625		Shop Dim: N/A	
PROPERTY INFORMATION		Freestanding: Yes		Year Built:	1978 (Retrofit: 2015)	
Clear Height:		38' - 100'	Rail:	Yes, Possible	Sprinklers:	Yes
Grade Level D	oor(s):	12	Security:	Yes	Signage:	Yes
Truckwells or	Docks:	212	Interior:	No	Exterior:	Yes
Exterior Const	truction:	Block/Steel	Lighting:	T-8/LED	Roof:	N/A
Structural Sys	tem:	Steel	Bay Sizes:	60'	Floors:	6"
Air-Conditioni	ng:	N/A	Restrooms:	Yes	Floor Drains:	Yes
Heating:		Gas	Cranes:	No	Acreage:	63.000
Availability:		Immediately	Parking:	1152	Land	
Power (Amps/	Volts):	N/A			Dimensions:	Irregular
PRICING INF	ORMAT	ION				
Lease Rate:	\$5.25		Mthly Rate:	N/A	Deposit:	N/A
Lease Type:	NNN		Lease Term:	5-15 Year(s)	TD:	N/A
Sale Price:	\$65,000),000 (\$61.50/sqft)	Taxes:	\$1,499,811.70 (2019)	Parcel #:	12-13-04-126-021

N/A

Assessor #: N/A



Broker: SIGNATURE ASSOCIATES

Imprv Allow: N/A

COMMENTS

Tenant Responsibility:

3,000 feet adjacent to rail.

Agent(s):

Joe Hamway, (248) 948-0113, jhamway@signatureassociates.com Greg Hudas, (248) 799-3162, ghudas@signatureassociates.com

N/A

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.

Options:

53,605 sq. ft. of 100' high rise automated warehouse. Very clean distribution center!