



## 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

**Total Building Sq. Ft.:** 1,056,890  
**Available Sq. Ft.:** 1,056,890

**Building Type:** Built  
**Available Shop Sq. Ft.:** 970,265  
**Available Office Sq. Ft.:** 86,625

**Mezzanine:** N/A  
**Office Dim:** N/A  
**Shop Dim:** N/A

### PROPERTY INFORMATION

**Clear Height:** 38' - 100'  
**Grade Level Door(s):** 12  
**Truckwells or Docks:** 212  
**Exterior Construction:** Block/Steel  
**Structural System:** Steel  
**Air-Conditioning:** N/A  
**Heating:** Gas  
**Availability:** Immediately  
**Power (Amps/Volts):** N/A

**Freestanding:** Yes  
**Rail:** Yes, Possible  
**Security:** Yes  
**Interior:** No  
**Lighting:** T-8/LED  
**Bay Sizes:** 60'  
**Restrooms:** Yes  
**Cranes:** No  
**Parking:** 1152

**Year Built:** 1978 (Retrofit: 2015)  
**Sprinklers:** Yes  
**Signage:** Yes  
**Exterior:** Yes  
**Roof:** N/A  
**Floors:** 6"  
**Floor Drains:** Yes  
**Acreage:** 63.000  
**Land Dimensions:** Irregular

### PRICING INFORMATION

**Lease Rate:** \$5.25  
**Lease Type:** NNN  
**Sale Price:** \$65,000,000 (\$61.50/sqft)  
**Imprv Allow:** N/A  
**Tenant Responsibility:** N/A

**Mthly Rate:** N/A  
**Lease Term:** 5-15 Year(s)  
**Taxes:** \$1,499,811.70 (2019)  
**Options:** N/A

**Deposit:** N/A  
**TD:** N/A  
**Parcel #:** 12-13-04-126-021  
**Assessor #:** N/A

### COMMENTS

39,575 sq. ft. freestanding single story office building. 47,050 sq. ft. corporate offices. 53,605 sq. ft. of 100' high rise automated warehouse. Very clean distribution center! 3,000 feet adjacent to rail.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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