

MULTI-TENANT INDUSTRIAL INVESTMENT OPPORTUNITY



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3001 GULLEY ROAD – DEARBORN, MICHIGAN

Multi-Tenant 40,350 Square Foot Industrial/Flex Asset – The subject property is a 40,350 sq. ft. industrial/flex asset in Dearborn, Michigan. The offering presents the opportunity to acquire a 100% occupied building with four (4) tenants in varying industries. The property resides on Gulley Road among several other similar, multi-tenanted industrial and flex assets.

ASSET OVERVIEW

OCCUPANCY	100%	PROPERTY TYPE	Industrial / Flex
# OF TENANTS	(4) Four	CONSTRUCTION	Masonry / Steel
YEAR BUILT	1991	BUILDING CLASS	B
RENT PER SQ. FT	\$6.72	DRIVE-IN DOORS	(10) Ten
LEASE TYPE	Gross & Net	CLEAR HEIGHT	16'
BUILDING SQ. FT.	40,350	DISTANCE TO DTW	6.4 mi; 10 minutes
LAND AREA (AC)	4.50 Acres	HIGHWAY ACCESS	I-94; M-12; US-24

LISTING PRICE	PRICE PER SF	CAP RATE
\$3,026,000	\$74.99	8.24%

For more information, please contact:

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REQUEST ADDITIONAL INFORMATION



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This information contained in this Offering is confidential, furnished solely for the purpose of review by a prospective purchaser of 2918-3001 Gulley Road, Dearborn, Michigan ("Property") and is not to be used for any other purpose or made available to any other person without the expressed written consent of Signature Associates.