



## Industrial For Sale or Lease

**Property Name:** Art Van Furniture  
**Location:** 30450-30500 Little Mack Avenue  
**City, State:** Roseville, MI  
**Cross Streets:** S. of 13 Mile Rd.  
**County:** Macomb  
**Zoning:** Ind. Improved

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 129,021	<b>Building Type:</b> Built	<b>Mezzanine:</b> N/A
<b>Available Sq. Ft.:</b> 129,021	<b>Available Shop Sq. Ft.:</b> 125,248	<b>Office Dim:</b> N/A
	<b>Available Office Sq. Ft.:</b> 3,773	<b>Shop Dim:</b> N/A

### PROPERTY INFORMATION

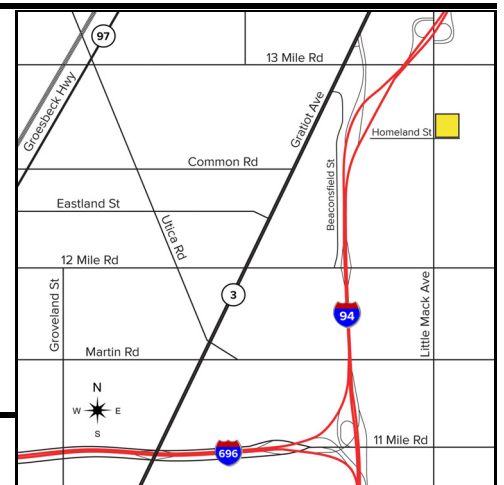
<b>Clear Height:</b> 16' - 20'	<b>Freestanding:</b> Yes	<b>Year Built:</b> 1968
<b>Grade Level Door(s):</b> 3: 12 x 14	<b>Rail:</b> No	<b>Sprinklers:</b> No
<b>Truckwells or Docks:</b> 15	<b>Security:</b> Yes	<b>Signage:</b> N/A
<b>Exterior Construction:</b> Block	<b>Interior:</b> No	<b>Exterior:</b> Yes
<b>Structural System:</b> Steel	<b>Lighting:</b> T8 Fluorescent	<b>Roof:</b> Built Up
<b>Air-Conditioning:</b> No	<b>Bay Sizes:</b> N/A	<b>Floors:</b> 6"
<b>Heating:</b> Gas	<b>Restrooms:</b> To Code	<b>Floor Drains:</b> No
<b>Availability:</b> Immediately	<b>Cranes:</b> No	<b>Acreage:</b> 6.120
<b>Power (Amps/Volts):</b> 800 Amps, 240 Volts	<b>Parking:</b> 130, Surface	<b>Land Dimensions:</b> N/A

### PRICING INFORMATION

<b>Lease Rate:</b> \$4.25	<b>Mthly Rate:</b> N/A	<b>Deposit:</b> N/A
<b>Lease Type:</b> NNN	<b>Lease Term:</b> N/A	<b>TD:</b> N/A
<b>Sale Price:</b> \$5,950,000 (\$46.12/sqft)	<b>Taxes:</b> \$59,970.16 (2019)	<b>Parcel #:</b> 14-10-151-002/011
<b>Imprv Allow:</b> N/A	<b>Options:</b> N/A	<b>Assessor #:</b> N/A
<b>Tenant Responsibility:</b> N/A		

### COMMENTS

Very clean distribution building.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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