

FOR SALE OR LEASE

28800 Wall Street

Wixom, Michigan 48393

8,240 SF / 0.75 ACRES



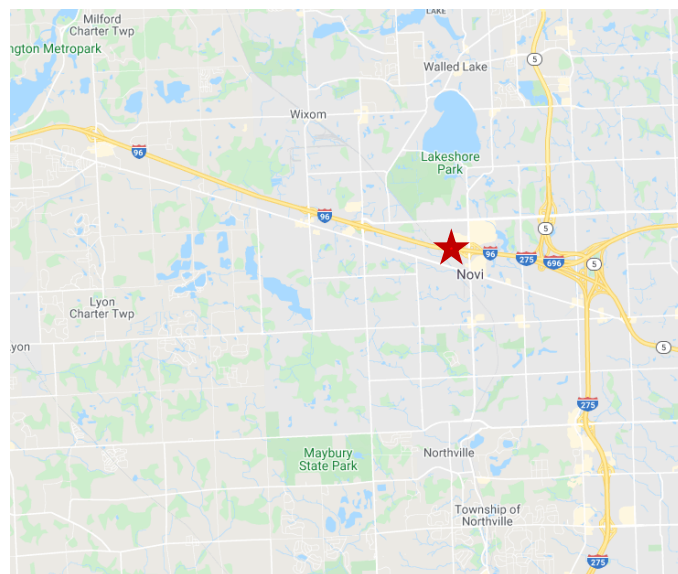
PROPERTY HIGHLIGHTS

8,240 SF Warehouse Including 2,240 SF Office

- 1 – 12'x14' grade level door
- 18' ceiling height
- Clean office space (4 private offices)
- Zoned Light Industrial

Asking Price \$708,640 (\$86/SF)

Lease Rate \$6.25/SF NNN



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**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

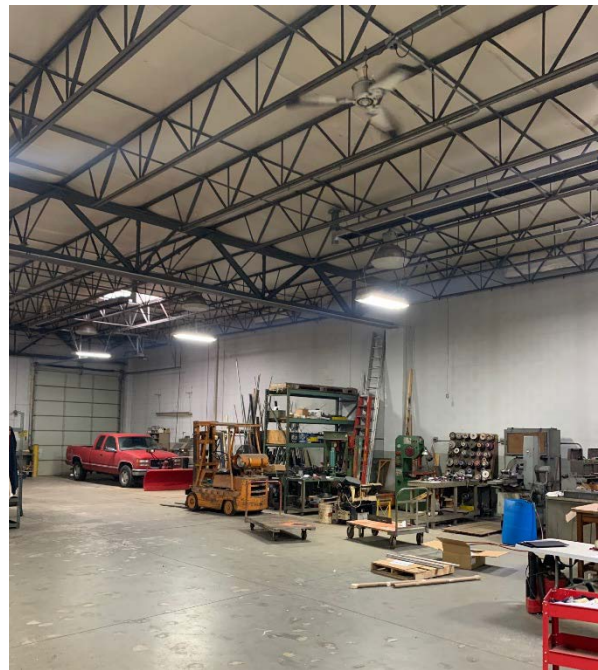
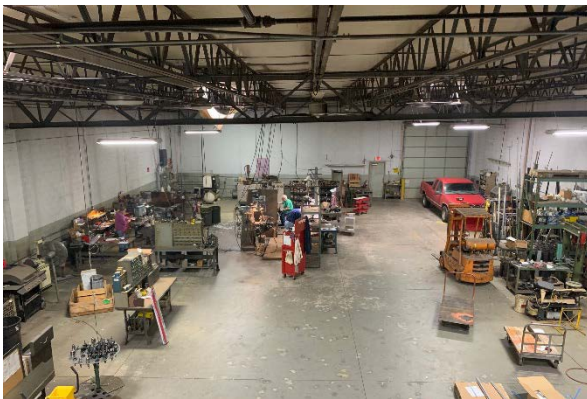
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PROPERTY PHOTOS



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SITE PLAN / PARKING



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GENERAL INFORMATION

Address	28800 Wall Street Wixom, MI 48393
Total Building Area	8,240 SF
Office Area	2,240 SF
Industrial Area	6,000 SF
Primary Use	Warehouse/ Distribution
Property Class	Class C
Year Built	1985
Construction Type	Masonry
Roof	Membrane
Mezzanine	Yes

SITE DETAILS

Total Acreage	0.75 Acres
Zoning	Light Industrial
Parcel ID	22-08-177-007
Complex Auto Parking	15 surface spaces / 1.82/1,000
Complex Trailer Parking	None
Outside Storage	None
Site Fencing	None
Major Crossroads	West Rd and Wixom Rd

BUILDING AMENITIES

Ceiling Clearance	18' max
Bay Size / Column Spacing	NA
Docks/Wells	None
Dock Equipment	None
Grade Doors	1 – 12' x 14'
Industrial Area HVAC	Radiant heat
Industrial Area Lighting	LED
Floor Thickness	6"
Floor Drains	None
Fire Suppression	None
Cranes	None
Electric	480a/208v/3 phase 2 panels
Air Lines	Yes
Lunch/Break Room	Yes
Rail Served	No
Building Expandable	No

PRICING

Rental Rate	\$6.25 /SF/YR
Lease Type	NNN
Desired Term	3+ years
Operating Expenses	
Taxes	\$1.08/SF
Sale Price	\$708,640

LISTING AGENTS

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