



Investment Sale - Hi-Tech

Property Name: Gulley Road Industrial Park
Location: 3001 Gulley Road
City, State: Dearborn, MI
Cross Streets: Michigan Ave/Telegraph Rd
County: Wayne
Zoning: Light Ind.

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 40,350	Building Type: Built	Office Dim: N/A
Occupancy Rate: 100.00%	Mezzanine: N/A	Shop Dim: N/A

PROPERTY INFORMATION

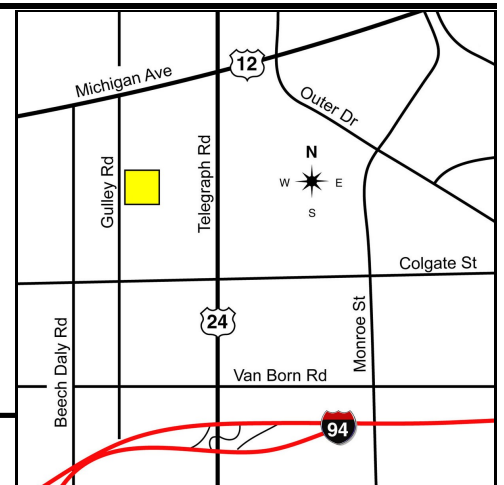
Clear Height: 16'	Multi-Tenant: Yes	Year Built: 1991
Grade Level Door(s): 10: 12 x 14	Rail: No	Sprinklers: No
Truckwells or Docks: 0	Security: Yes	Signage: N/A
Exterior Construction: Masonry	Interior: N/A	Exterior: N/A
Structural System: Steel	Lighting: Metal Halide	Roof: Built Up
Air-Conditioning: Roof Top	Bay Sizes: N/A	Floors: Concrete
Heating: GFA	Restrooms: Yes	Floor Drains: Yes
Availability: Immediately	Cranes: No	Acreage: 4.500
Power (Amps/Volts): 400 Amps, 240 Volts, 3-Phase, Est.	Parking: Ample	Land Dimensions: N/A

PRICING INFORMATION

Sale Price: \$3,026,000 (\$74.99/sqft)	Cap Rate: 8.24%	TD: N/A
Taxes: TBD	Deposit: N/A	Assessor #: N/A
Parcel #: 32-09-293-26-157		Options: N/A
Tenant Responsibility: N/A		

COMMENTS

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.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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