



Industrial For Sale or Lease

Property Name:

Location: 12350 E. Nine Mile Road
City, State: Warren, MI
Cross Streets: Hoover Road
County: Macomb
Zoning: M-2, M-3

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	210,567	Available Shop Sq. Ft.:	198,042
Available Sq. Ft.:	210,567	Available Office Sq. Ft.:	12,525
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Multi-Tenant:	Yes	Year Built:	1947 (Retrofit: 1961)
Clear Height:	12' - 20'	Rail:	No
Grade Level Door(s):	1	Security:	Yes
Truckwells or Docks:	12	Interior:	No
Exterior Construction:	Block/Brick	Lighting:	Fluorescent
Structural System:	Steel	Bay Sizes:	N/A
Air-Conditioning:	N/A	Restrooms:	5
Heating:	Yes	Cranes:	No
Availability:	60 Days	Parking:	Ample
Power (Amps/Volts):	2000 Amps, 220/480 Volts	Roof:	Flat
		Floors:	N/A
		Floor Drains:	No
		Acreage:	15.300
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$6.00	Mthly Rate:	N/A	Deposit:	2 Months
Lease Type:	NNN	Lease Term:	5 Year(s)	TD:	N/A
Sale Price:	\$8,750,000 (\$41.55/sqft)	Taxes:	\$99,961.24 (2021)	Parcel #:	12-13-35-126-004
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	3% Annual Increases				

COMMENTS

Great for manufacturing, assembly, warehousing and distribution. Excellent shipping and receiving for just-in-time delivery/sequencing. Many acres of hard surface for truck parking.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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