

# FOR SALE OR LEASE

38383 VAN BORN ROAD  
ROMULUS, MICHIGAN 48174

**ACROSS STREET FROM FORD WAYNE STAMPING PLANT**



## PROPERTY FEATURES

- +/- 12,669 SF Warehouse
- +/- 1 Acres Outside Storage
- +/- 3 Acres Total Site
- 40+ Car Parking
- 1 Grade Level Door
- 2 Miles from I-275

## FOR DETAILS CONTACT

Ryan Marchand  
ryan.marchand@lee-associates.com  
(248) 567-7999



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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### DEMOGRAPHIC SUMMARY


Traction Heavy Duty Parts




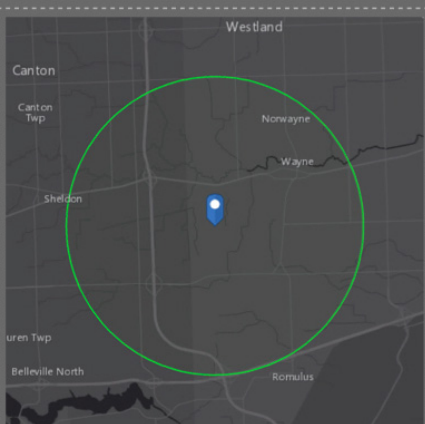
38383 Van Born Rd, Romulus, Michigan, 48174

### INCOME

  
**\$51,581**  
 Median Household Income

  
**\$24,220**  
 Per Capita Income


  
**\$72,005**  
 Median Net Worth



### KEY FACTS

**53,128**  
 Population


**37.4**  
 Median Age


  
**20,282**  
 Households


**\$40,954**  
 Median Disposable Income

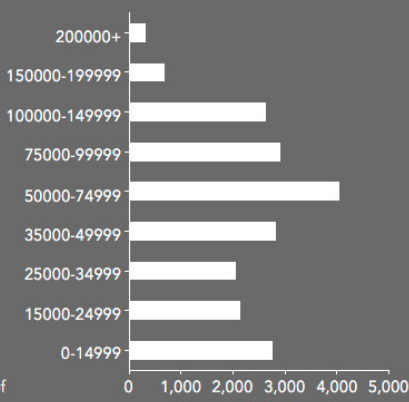
### EDUCATION

**11%**  
 No High School Diploma


  
**32%**  
 High School Graduate


  
**36%**  
 Some College


  
**21%**  
 Bachelor's/Grad/Prof Degree



### EMPLOYMENT

  
**57%**  
 White Collar

  
**27%**  
 Blue Collar

  
**16%**  
 Services

**8.6%**  
 Unemployment Rate

Source: Esri

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**Traction Heavy Duty Parts**  
**38383 Van Born Road, Romulus, MI 48174**



**Property Type:** Industrial  
**Available SF:** 12,669  
**Land Size (Acres):** 3.02  
**Market:** SE Michigan  
**Submarket:** Downriver  
**County:** Wayne

**Availability Details**

<b>Available SF:</b>	12,669	<b>Transaction Type:</b>	Sale / Lease
<b>Industrial SF:</b>	12,169	<b>Asking Sale Price:</b>	\$589,000
<b>Office SF:</b>	500		\$46.49 PER SF
		<b>Asking Lease Rate:</b>	\$5.25 PER SF NNN

**Comments**

**Availability Comments:** Minimal office and outside storage with main road access and excellent exposure. Property is walking distance from Ford Wayne Stamping Plant. More than 40 parking spaces.

**Building & Construction Details**

<b>Construction Status:</b>	Existing	<b>Year Built:</b>	1976	<b>Roof Type:</b>	Membrane
<b>Building Class:</b>	C	<b>Year Refurbished:</b>		<b>Roof Age:</b>	
<b>Spec/BTS:</b>		<b>Floors:</b>	1	<b>Floor Type:</b>	Concrete
<b>Primary Use:</b>	Warehouse	<b>Multi-Tenant:</b>	No	<b>Sprinkler:</b>	No
<b>Secondary Use:</b>	Automotive	<b>Construction Type:</b>	Masonry	<b>Security:</b>	Yes
<b>Flex:</b>	No				
<b># of Buildings:</b>	1				

**Clearance, Dock & Door**

<b>Ceiling Height:</b>	<b># GL/DID:</b> 2	<b># Int. Docks:</b>
<b>Bay/Column Size (WxD):</b>	<b>GL/DID Dim.(HxW):</b>	<b># Int. Levelers:</b>
<b>Column Spacing:</b>	<b># DH/Truck-Level Doors:</b>	<b># Ext. Docks:</b>
	<b># Rail Doors:</b>	<b># Ext. Levelers:</b>
	<b>Total Doors:</b> 2	<b>Cross-docked:</b> No
<b>Loading &amp; Door Comments:</b>		

**Rail**

<b>Rail Status:</b> Unavailable	<b># Ex Spots:</b>	<b>Rail Line:</b>
	<b># Int Spots:</b>	
<b>Rail Comments:</b>		

**Parking**

<b># Spaces:</b> 40	<b># Covered Spaces:</b>	<b># Uncovered Spaces:</b>
<b>Parking Ratio:</b>	<b>Monthly Rate:</b>	<b>Monthly Rate (\$):</b>
<b>Parking Comments:</b> 40 striped parking spaces; room for at least 80 cars or additional storage.		

**Site**

<b>Land Size (Acres):</b> 3.02	<b>Lot Dimensions (LxW):</b> 400 x 290	<b>Zoning:</b> M-1, Light Industrial
<b>Land SF:</b> 131,551	<b>Floodplain:</b>	<b>Site Condition/Quality:</b>
<b>Land Usable Acres:</b>	<b>Density:</b>	<b>Topography:</b> Flat
<b>Land Usable SF:</b>	<b>Permitted FAR:</b>	<b>Site Shape:</b>
<b>Max Contiguous SF:</b>	<b>Development Capacity:</b>	<b>Access:</b> Van Born Road
<b>Max Contiguous Acres:</b>	<b>Yard Type:</b>	<b>Visibility:</b> Van Born Road
<b>Permitted SF:</b>	<b>Yard SF:</b>	<b>Frontage:</b> 300
<b>Buildable SF:</b>		

**Additional Site/Parcel Information Comments:**
**Frontage Traffic Count Comments:**
**Utilities**

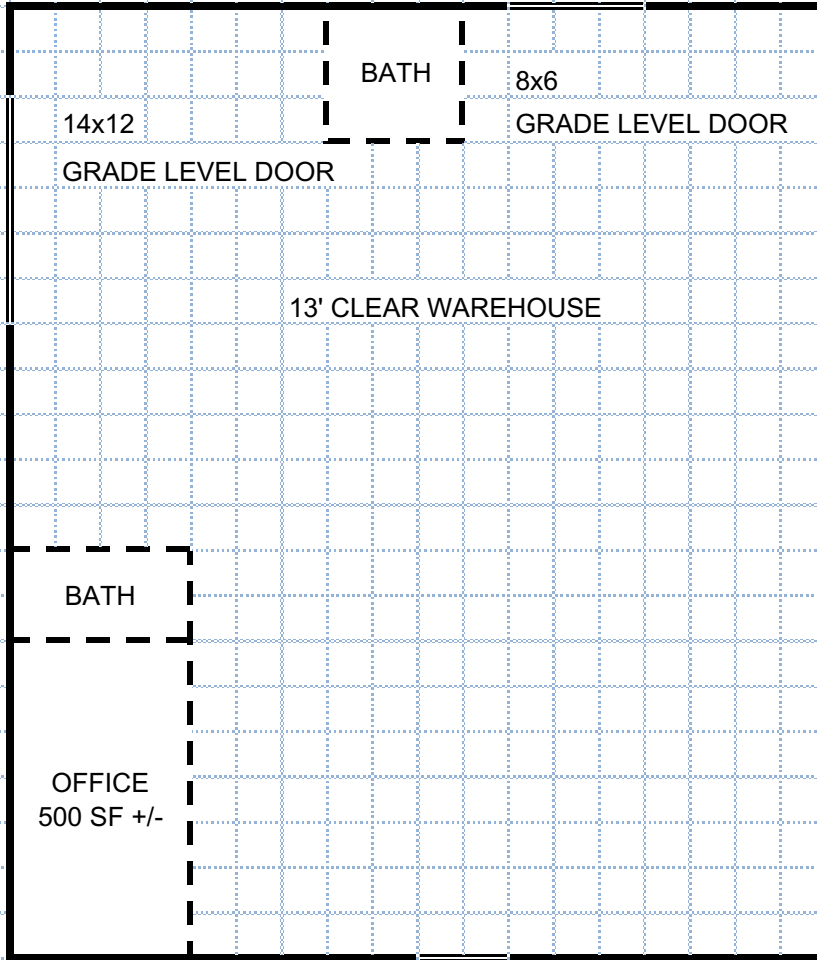
<b>Gas:</b> Natural	<b>Power:</b>	<b>Phone:</b>
<b>Water:</b> City	<b>Amps:</b> 800	<b>Cable:</b>
<b>Sewer:</b> City	<b>Volts:</b> 480 / 240	<b>Broadband:</b>
	<b>Phase:</b> 3	<b>Broadband Supplier:</b>
	<b>Power Supplier:</b> DTE Energy	

**Utility Comments:**
**Contacts for this Availability**

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Ryan Marchand	248.567.7999	<a href="mailto:ryan.marchand@lee-associates.com">ryan.marchand@lee-associates.com</a>

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FLOOR PLAN - APPROXIMATELY 12,669 SQUARE FEET



PRESENTED BY:  
RYAN MARCHAND  
248-567-7999

The information contained herein is for marketing purposes only. Although its accuracy cannot be guaranteed, it was gathered from sources deemed to be accurate. All dimensions are approximate and not to scale. For discussion purposes only.