



Industrial For Sale or Lease

Property Name:
Location: 23840 Dequindre Road
City, State: Warren, MI
Cross Streets: 10 Mile Rd.
County: Macomb
Zoning: M-1

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 4,260	Building Type: Built	Mezzanine: 1,000
Available Sq. Ft.: 4,260	Available Shop Sq. Ft.: 1,680	Office Dim: N/A
	Available Office Sq. Ft.: 2,580	Shop Dim: N/A

PROPERTY INFORMATION

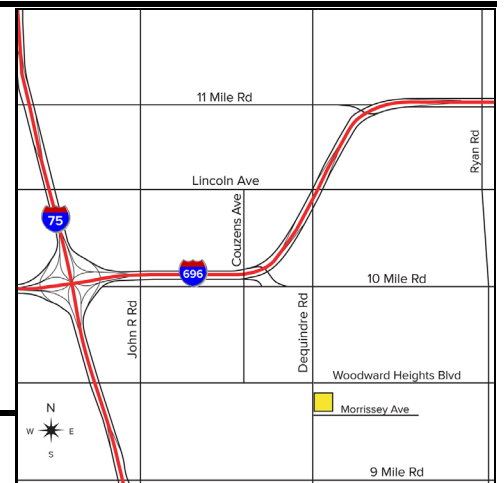
Freestanding: Yes	Year Built: 1979 (Retrofit: 2001)
Clear Height: 12' - 16'	Sprinklers: No
Grade Level Door(s): 1: 10 x 10	Signage: Yes
Truckwells or Docks: 0	Exterior: N/A
Exterior Construction: Face Brick	Roof: N/A
Structural System: Block/Steel	Floors: N/A
Air-Conditioning: Offices	Floor Drains: No
Heating: Forced Air	Acreage: 0.371
Availability: Immediately	Land Dimensions: N/A
Power (Amps/Volts): 400 Amps, 240 Volts	
Lighting: Fluorescent	
Bay Sizes: N/A	
Restrooms: Multiple	
Cranes: No	
Parking: Heavy	

PRICING INFORMATION

Lease Rate: \$5.50	Mthly Rate: N/A	Deposit: N/A
Lease Type: NNN	Lease Term: 3-5 Year(s)	TD: N/A
Sale Price: \$225,000 (\$52.82/sqft)	Taxes: \$4,589.05 (2019)	Parcel #: 12-13-30-301-029
Imprv Allow: N/A	Options: N/A	Assessor #: N/A
Tenant Responsibility: N/A		

COMMENTS

Building is 60' wide by 71' deep totaling a footprint of 4,260 sq. ft. Additional second floor storage and office space available, which can be removed to increase shop area. Large paved and fenced lot. Great curb appeal. Recent upgrades.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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