

FOR SALE/LEASE

DEARBORN RESEARCH AND INDUSTRIAL CENTER
8747 BRANDT STREET
DEARBORN, MI 48126



PROPERTY FEATURES:

- 297,000 square foot industrial available for sale or lease
- 2 buildings, 3 stories each, combined 96,667 SF per floor
- 8 acre site provides outside storage space
- Heavy power, multiple docks and grade level doors
- Sale price: \$4,700,000
- Lease rate: \$6/sf ground floor, \$4/sf upper floors, modified gross



FOR MORE INFORMATION PLEASE CONTACT:

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eCODE 264

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BUILDING SF:	297,000 SF
AVAILABLE SF:	3,000 - 28,800 SF
LAND SIZE:	8.0
COUNTY:	WAYNE
CROSS STREETS:	LONYO & BRANDT

SITE

LAND (ACRES):	8.0
PARCEL NUMBER:	32-10-091-09-002
ZONING:	IC

GENERAL

PARKING SPACES:	40
PARKING RATIO:	N/A
PARKING TYPE:	SURFACE

PRICING & AVAILABILITY

ASKING PRICE	\$4,700,000
LEASE RATE	\$6/SF GROUND LEVEL, \$4/SF UPPER
TAXES	\$77,182.50
OCCUPANCY:	INDUSTRIAL

BUILDING INFORMATION

TYPE:	INDUSTRIAL
CONSTRUCTION TYPE:	N/A
YEAR BUILT:	1924
STORIES:	3
LIGHTING:	FLUORESCENT
HEATING:	GAS
SPRINKLER:	YES
CLEAR HEIGHT:	10'
CEILING HEIGHT:	13'
CRANES:	N/A
ELECTRICAL:	1000A/480V 3 PHASE
ELEVATORS:	9
# DOCKS/TRUCKWELLS:	14
# GRADE LEVEL DOORS:	16
DOOR DIMENSIONS (HXW):	10'X12'

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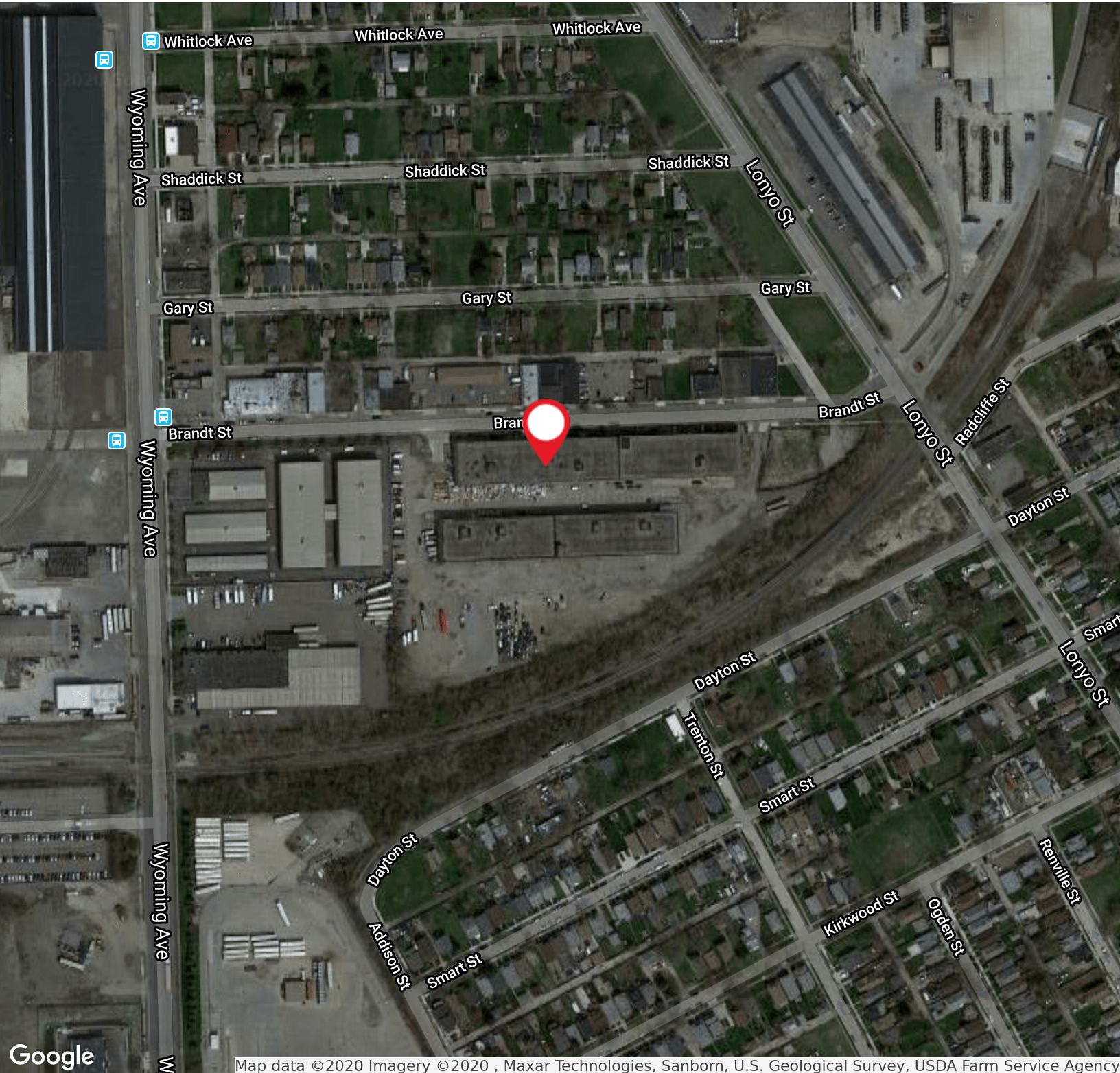
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