



Industrial For Sale or Lease

Property Name: Former Pampa's Lanes
Location: 31925 Van Dyke Avenue
City, State: Warren, MI
Cross Streets: S. of 14 Mile Rd./ N. of Chicago Rd.
County: Macomb
Zoning: M2

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	46,198	Available Shop Sq. Ft.:	40,198
Available Sq. Ft.:	46,198	Available Office Sq. Ft.:	6,000
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Freestanding:	Yes	Year Built:	1964 (Retrofit: 1972)
Clear Height:	N/A	Sprinklers:	No
Grade Level Door(s):	0	Signage:	Yes
Truckwells or Docks:	0	Exterior:	N/A
Exterior Construction:	Metal	Roof:	Built-Up
Structural System:	Brick/Block	Floors:	6"
Air-Conditioning:	Yes	Floor Drains:	No
Heating:	Yes	Acreage:	3.650
Availability:	Immediately	Land Dimensions:	N/A
Power (Amps/Volts):	800 Amps		
Rail:	No		
Security:	No		
Interior:	N/A		
Lighting:	Fluorescent		
Bay Sizes:	N/A		
Restrooms:	Both		
Cranes:	No		
Parking:	Large Lot		

PRICING INFORMATION

Lease Rate:	\$4.00	Mthly Rate:	N/A	Deposit:	N/A
Lease Type:	NNN	Lease Term:	N/A	TD:	N/A
Sale Price:	\$2,300,000 (\$49.79/sqft)	Taxes:	\$0.94/SF (2019)	Parcel #:	13-04-278-008
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

Excellent redevelopment site. Great location. Situated just north of GM Tech Center and south of 14 Mile Road.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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