



## Investment Sale - Hi-Tech

**Property Name:**

**Location:** 5815 & 5859 E. Executive Drive

**City, State:** Westland, MI

**Cross Streets:** Ford Rd.

**County:** Wayne

**Zoning:** Lt Industrial

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b>	31,627	<b>Building Type:</b>	Built	<b>Office Dim:</b>	30 x 90
<b>Occupancy Rate:</b>	N/A	<b>Mezzanine:</b>	Yes	<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

<b>Clear Height:</b>	17'	<b>Multi-Tenant:</b>	Yes	<b>Year Built:</b>	1983
<b>Grade Level Door(s):</b>	2: 12 x 14, 10 x 12	<b>Rail:</b>	No	<b>Sprinklers:</b>	Yes
<b>Truckwells or Docks:</b>	0	<b>Security:</b>	Yes	<b>Signage:</b>	Yes
<b>Exterior Construction:</b>	Block	<b>Interior:</b>	N/A	<b>Exterior:</b>	N/A
<b>Structural System:</b>	Steel	<b>Lighting:</b>	Yes	<b>Roof:</b>	Flat
<b>Air-Conditioning:</b>	Yes	<b>Bay Sizes:</b>	N/A	<b>Floors:</b>	Concrete
<b>Heating:</b>	GFA	<b>Restrooms:</b>	Yes	<b>Floor Drains:</b>	Yes
<b>Availability:</b>	Immediately	<b>Cranes:</b>	Yes, 2	<b>Acreage:</b>	2.540
<b>Power (Amps/Volts):</b>	Heavy Power	<b>Parking:</b>	Ample	<b>Land Dimensions:</b>	N/A

### PRICING INFORMATION

<b>Sale Price:</b>	\$2,375,000	<b>Cap Rate:</b>	9.00%	<b>TD:</b>	N/A
<b>Taxes:</b>	\$15,600.00 (2020)	<b>Deposit:</b>	TBD	<b>Assessor #:</b>	N/A
<b>Parcel #:</b>	028-04-0040-301	<b>Options:</b>	N/A		
<b>Tenant Responsibility:</b>	N/A				

### COMMENTS

The two-building 31,627 sq. ft. property is for sale to an investor. This previous testing facility has heavy power, fully air-conditioned, and fire suppression system. Annual income approximately \$209,304.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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