



## Industrial For Sale or Lease

**Property Name:** Metro West Industrial Park  
**Location:** 14555 Jib Street  
**City, State:** Plymouth/Twp., MI  
**Cross Streets:** Five Mile & Sheldon Road  
**County:** Wayne  
**Zoning:** Ind. Improved

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 34,333	<b>Building Type:</b> Built	<b>Mezzanine:</b> N/A
<b>Available Sq. Ft.:</b> 34,333	<b>Available Shop Sq. Ft.:</b> 25,833	<b>Office Dim:</b> N/A
	<b>Available Office Sq. Ft.:</b> 8,500	<b>Shop Dim:</b> N/A

### PROPERTY INFORMATION

<b>Freestanding:</b> Yes	<b>Year Built:</b> 1988 (Retrofit: 2015)
<b>Clear Height:</b> 24'	<b>Sprinklers:</b> Yes
<b>Grade Level Door(s):</b> 2: 8 x 8, 12 x 14	<b>Signage:</b> Yes
<b>Truckwells or Docks:</b> 3	<b>Exterior:</b> Yes
<b>Exterior Construction:</b> Block/Brick	<b>Roof:</b> Rubber
<b>Structural System:</b> Steel	<b>Floors:</b> Concrete
<b>Air-Conditioning:</b> Office	<b>Floor Drains:</b> None
<b>Heating:</b> Radiant	<b>Acreage:</b> 1.860
<b>Availability:</b> Immediately	<b>Land Dimensions:</b> N/A
<b>Power (Amps/Volts):</b> 1200 Amps, 480 Volts, Power is Estimated	

### PRICING INFORMATION

<b>Lease Rate:</b> \$6.75	<b>Mthly Rate:</b> N/A	<b>Deposit:</b> Yes
<b>Lease Type:</b> NNN	<b>Lease Term:</b> 1-5 Year(s)	<b>TD:</b> N/A
<b>Sale Price:</b> \$2,437,643 (\$71.00/sqft)	<b>Taxes:</b> \$42,654.92 (2020)	<b>Parcel #:</b> 78-009-03-0070-000
<b>Imprv Allow:</b> N/A	<b>Options:</b> N/A	<b>Assessor #:</b> N/A
<b>Tenant Responsibility:</b> N/A		

### COMMENTS

Shop has exhaust fans, lunchroom, buss duct, airlines, 10-ton bridge crane the length of the building. Kitchenette located in front office area.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com