



## Industrial for Sale/Lease

**Property Name:** The Armored Group  
**Location:** 2727 Beech Daly Road  
**City, State:** Dearborn Heights, MI  
**Cross Streets:** S. of Michigan Ave.  
**County:** Wayne  
**Zoning:** Industrial

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 144,000	<b>Building Type:</b> Built	<b>Mezzanine:</b> N/A
<b>Available Sq. Ft.:</b> 144,000	<b>Available Shop Sq. Ft.:</b> 140,000	<b>Office Dim:</b> 44 x 162
	<b>Available Office Sq. Ft.:</b> 4,000	<b>Shop Dim:</b> N/A

### PROPERTY INFORMATION

<b>Clear Height:</b> 19' - 22'	<b>Freestanding:</b> Yes	<b>Year Built:</b> 1962
<b>Grade Level Door(s):</b> 18: 12 x 14, 10 x 24	<b>Rail:</b> No	<b>Sprinklers:</b> Yes
<b>Truckwells or Docks:</b> 9	<b>Security:</b> Yes	<b>Signage:</b> Yes
<b>Exterior Construction:</b> Block/Brick	<b>Interior:</b> No	<b>Exterior:</b> Yes
<b>Structural System:</b> Steel	<b>Lighting:</b> Sodium Vapor	<b>Roof:</b> Flat
<b>Air-Conditioning:</b> Rooftop	<b>Bay Sizes:</b> N/A	<b>Floors:</b> 6" Concrete
<b>Heating:</b> Gas Forced Air	<b>Restrooms:</b> 6	<b>Floor Drains:</b> Yes
<b>Availability:</b> Immediately	<b>Cranes:</b> No	<b>Acreage:</b> 7.480
<b>Power (Amps/Volts):</b> 3000 Amps, 240/480 Volts, *Est.	<b>Parking:</b> 300	<b>Land Dimensions:</b> 514 x 634

### PRICING INFORMATION

<b>Lease Rate:</b> \$2.50	<b>Mthly Rate:</b> \$30,000.00	<b>Deposit:</b> 1 Month
<b>Lease Type:</b> NNN	<b>Lease Term:</b> 1-5 Year(s)	<b>TD:</b> N/A
<b>Sale Price:</b> \$2,750,000 (\$19.10/sqft)	<b>Taxes:</b> \$47,000 (2014)	<b>Parcel #:</b> 33-037-01-0139-303
<b>Improvement Allowance:</b> Possible	<b>Options:</b> Yes	<b>Assessor #:</b> N/A
<b>Tenant Responsibility:</b> Property Taxes, Fire Insurance, Maintenance		

### COMMENTS

Docks have levelers, exterior lighting, camera security system, floor drains, building is sprinklered except office area. Note the property has (2) buildings, the smaller of which has a paint booth. Building is located 3 miles north of I-94 and 5 miles south of I-96.



**Broker:** Signature Associates

**Agent(s):**

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