



Industrial for Lease

Property Name: IE& E
Location: 2421 Wolcott Street
City, State: Ferndale, MI
Cross Streets: Woodward Heights & Hilton
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 7,167
Available Sq. Ft.: 7,167

Building Type: Built
Available Shop Sq. Ft.: 4,667
Available Office Sq. Ft.: 2,500

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 10'
Grade Level Door(s): 1: 10 x 10
Truckwells or Docks: 0
Exterior Construction: Block/Brick
Structural System: Steel
Air-Conditioning: Office
Heating: Gas Forced Air
Availability: Immediately
Power (Amps/Volts): 400 Amps, 3-Phase

Freestanding: Yes
Rail: No
Security: Yes
Interior: N/A
Lighting: Fluorescent
Bay Sizes: N/A
Restrooms: Yes
Cranes: No
Parking: 25 - 30

Year Built: 1948
Sprinklers: No
Signage: None
Exterior: N/A
Roof: Flat - Rubber
Floors: N/A
Floor Drains: No
Acreage: 0.420
Land Dimensions: 175 x 105

PRICING INFORMATION

Lease Rate: \$4.75
Lease Type: NNN
Lease Term: 3-5 Year(s)
Improvement Allowance:
Tenant Responsibility:

Mthly Rate: \$2,836.94
Taxes:
Parcel #: cpixtax
Options: N/A

TD: N/A
Deposit: 1 Month
Assessor #: N/A

COMMENTS

Fenced storage yard, great contractor space, recent updates.



Broker: Signature Associates

Agent(s):

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