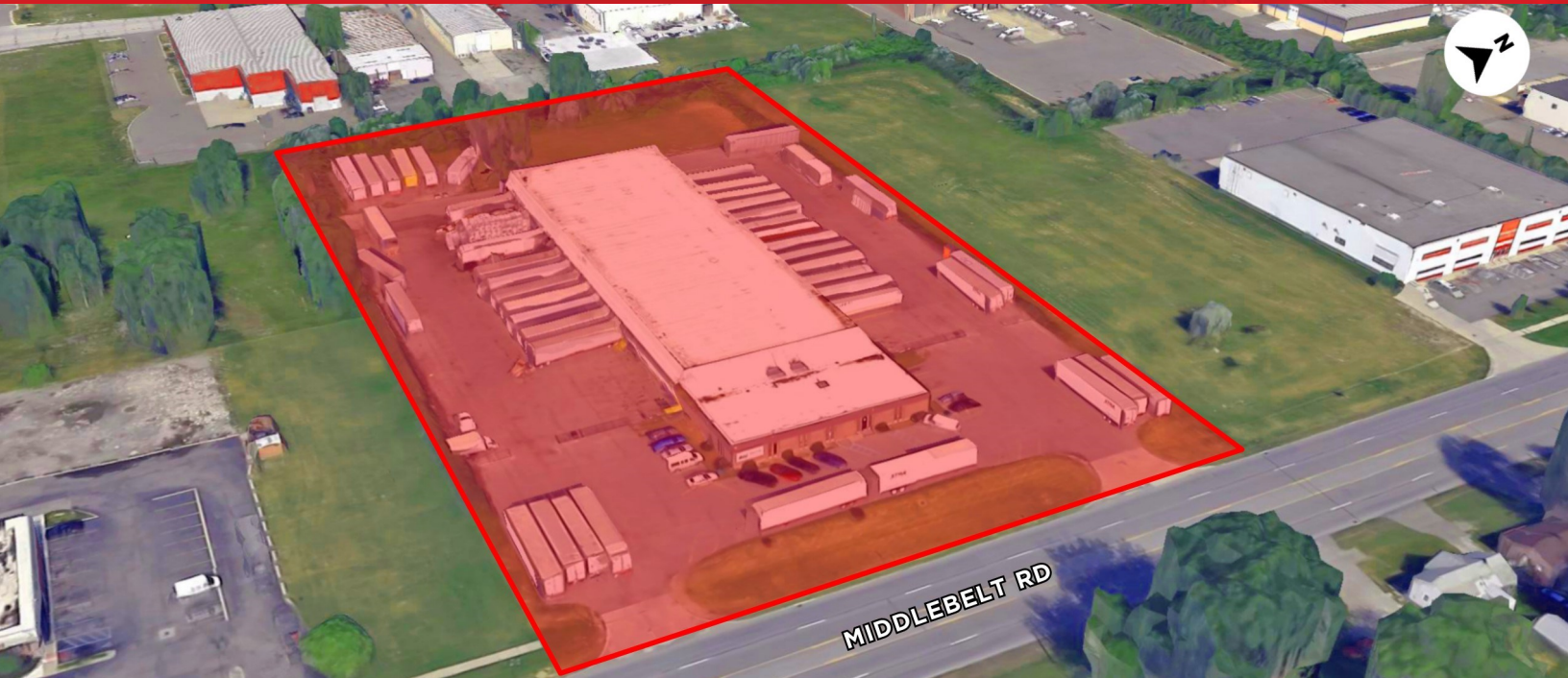
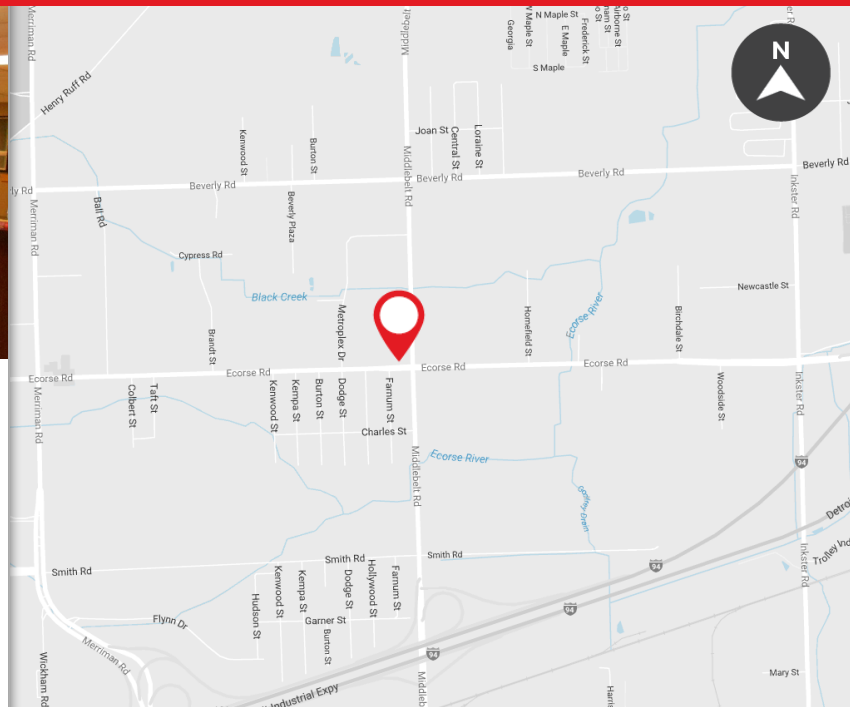


FOR SALE OR LEASE

7010 MIDDLEBELT ROAD
ROMULUS, MICHIGAN



PRICE DRASTICALLY REDUCED!



- 34,615 SF with 6,615 SF office
- Prime distribution center
- 28 dock-high doors
- Updated metallic resin fixtures
- Outdoor storage
- Trailer parking on large 4.39 acre site
- Located within 1 mile of the I-94 interchange
- Price drastically reduced to \$1,350,000 (\$39.00 per SF)
- Lease Rate: \$5.75/SF NNN

Information is subject to verification and no liability for errors or omissions is assumed. We have no reason to doubt its accuracy, but we do not guarantee it.

FOR MORE INFORMATION PLEASE CONTACT:

PHIL KONOPITSKI
phil.konopitski@freg.com

248.324.2000

OFFICE eCODE 241

FOR SALE OR LEASE

7010 MIDDLEBELT ROAD
ROMULUS, MICHIGAN



GENERAL INFO

COUNTY:	WAYNE
CROSS STREETS:	ECORSE & MIDDLEBELT
TOTAL BUILDING SIZE:	34,615 SF
LAND (ACRES):	4.39 ACRES
DIMENSIONS:	334' X 573'
PARCEL NUMBER:	80-008-01-0035-002
ZONING:	M-1 (INDUSTRIAL)
YEAR BUILT:	1979
UTILITIES:	ALL
PARKING:	AMPLE (TRUCK & CAR)
EASEMENT:	AS PER RECORD
TAXES:	\$0.94/SF

OFFICE INFO

OFFICE SIZE:	6,615 SF
LAVS:	M & W
HEATING & A/C:	HVAC
FLOORS:	CARPET/TILE
CEILINGS:	ACOUSTICAL
LIGHTING:	FLORESCENT & LED
PARTITIONS:	DRYWALL

SHOP INFO

SHOP SIZE:	27,850 SF
DIMENSIONS:	100' X 278'
CEILING HEIGHT:	16' CLEAR
LAVS:	UNISEX
FLOOR:	RE CONCRETE
LIGHTING:	METALLIC RESIN
HEATING:	GAS FIRED UNIT
ROOF:	FLAT, MEMBRANE
OVERHEAD DOORS:	1 (GRADE LEVEL)
TRUCKWELLS/DOCKS:	28 DOCK HIGH
SPRINKLER:	YES
POWER:	240 VOLT / 600 AMP

TRANSACTION INFORMATION

REDUCED ASKING PRICE:	\$1,350,000 (\$39.00/SF)
ASKING RATE:	\$5.75/SF
LEASE TYPE:	NNN
LEASE TERM:	5 YEAR
AVAILABLE:	JANUARY 1, 2017

COMMENTS

PRIME DISTRIBUTION CENTER LOCATED WITHIN 1 MILE OF I-94 INTERCHANGE AT MIDDLEBELT ROAD.

FOR MORE INFORMATION PLEASE CONTACT:

PHIL KONOPITSKI
phil.konopitski@freg.com

248.324.2000 OFFICE eCODE **241**

FOR SALE OR LEASE

7010 MIDDLEBELT ROAD
ROMULUS, MICHIGAN



INTERIOR PHOTOS



FOR MORE INFORMATION PLEASE CONTACT:

PHIL KONOPITSKI phil.konopitski@freg.com

248.324.2000

OFFICE eCODE 241

Information is subject to verification and no liability for errors or omissions is assumed. We have no reason to doubt its accuracy, but we do not guarantee it.

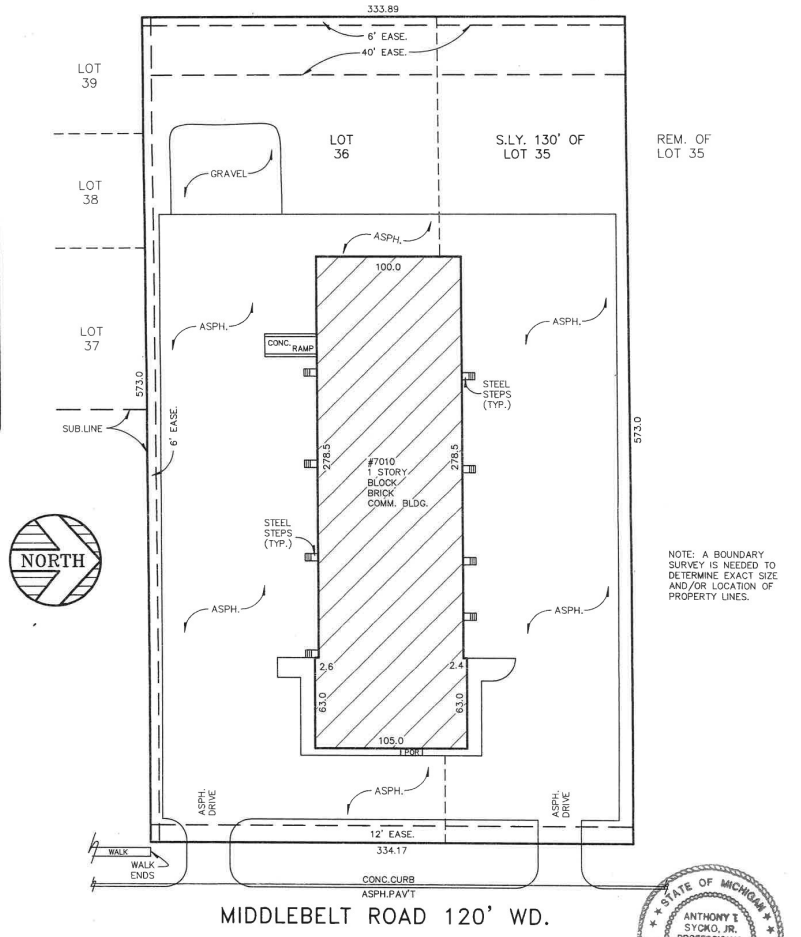
FOR SALE OR LEASE

7010 MIDDLEBELT ROAD
ROMULUS, MICHIGAN



MORTGAGE SURVEY

Certified to: THE HUNTINGTON NATIONAL BANK, RU-BEN LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY
Applicant: RU-BEN LLC
Property Description:
Lot 36 and the Southerly 130 feet of Lot 35; METROPLEX INDUSTRIAL PARK SUB. NO. 1, of part of the S.E. 1/4 of Section 2, T.3 N., R.9 E., City of Romulus, Wayne County, Michigan, as recorded in Liber 92 of Plats, Pages 59 through 62, inclusive, of Wayne County Records.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

(Signature)

JOB NO: 11-00953 SCALE: 1"=60'
DATE: 04/05/11 DR BY: LAO
REVISED: 06/23/11 (ADD CERTIFICATION NAME)

KEM-TEC Professional Engineers & Surveyors
 Eastpointe (878) 285.7222 Detroit (313) 758.0677 Ann Arbor (734) 994.0888 Grand Blanc (888) 694.0011
 FAX: (586) 772.4048 FAX: (586) 772.4048 FAX: (734) 994.0867 FAX: (810) 694.9555
www.kemtecsurvey.com

FOR MORE INFORMATION PLEASE CONTACT:

PHIL KONOPITSKI phil.konopitski@freg.com

248.324.2000
OFFICE eCODE 241

Information is subject to verification and no liability for errors or omissions is assumed. We have no reason to doubt its accuracy, but we do not guarantee it.