

EXTRAORDINARY CORPORATE HEADQUARTERS FACILITY

375,000 SF FOR SALE OR LEASE

2401 S. GULLEY ROAD | DEARBORN, MI



FOR DETAILS CONTACT:

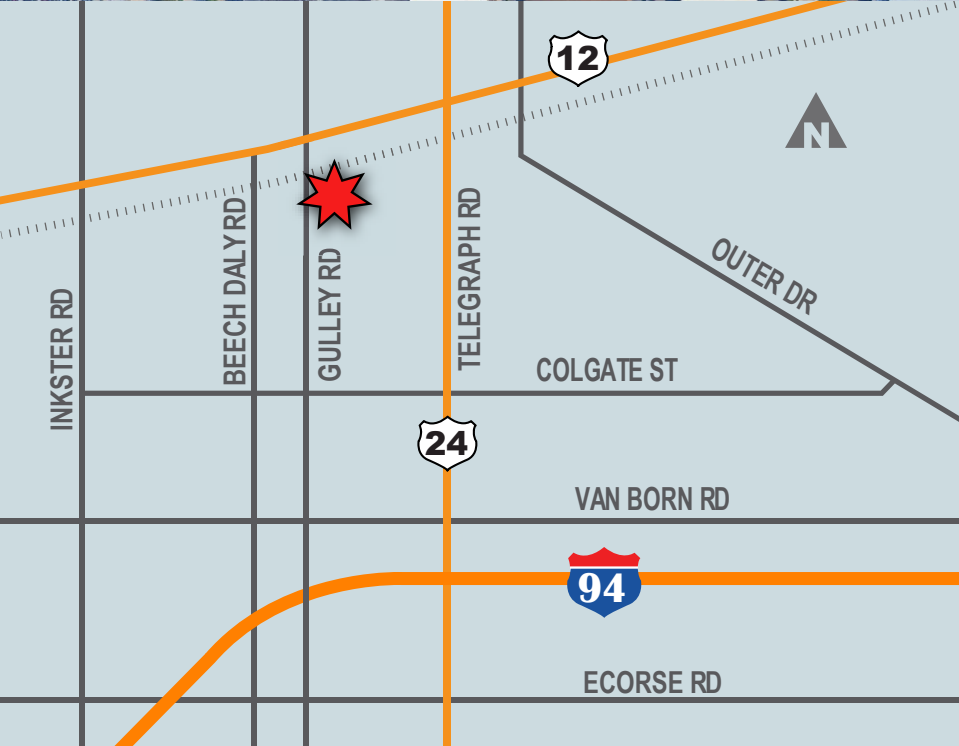
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



PROPERTY OVERVIEW

TOTAL BUILDING SF:	± 375,812
TOTAL GRADE LEVEL DOORS:	8 (12' X 16')
TOTAL TRUCKWELLS:	39: 26 Exterior, 13 Interior
CLEAR HEIGHT:	23'
POWER:	Heavy Power: 3,000 Amp - 227-480 V, 3-Phase
ZONING:	IB - Medium Industrial
YEAR BUILT:	1968 - Completely Renovated
SALE PRICE:	\$32,000,000 (\$85.33/SF)
LEASE RATE:	\$7.00 NNN PSF
REAL ESTATE TAXES:	\$246,000 (\$0.66/SF)

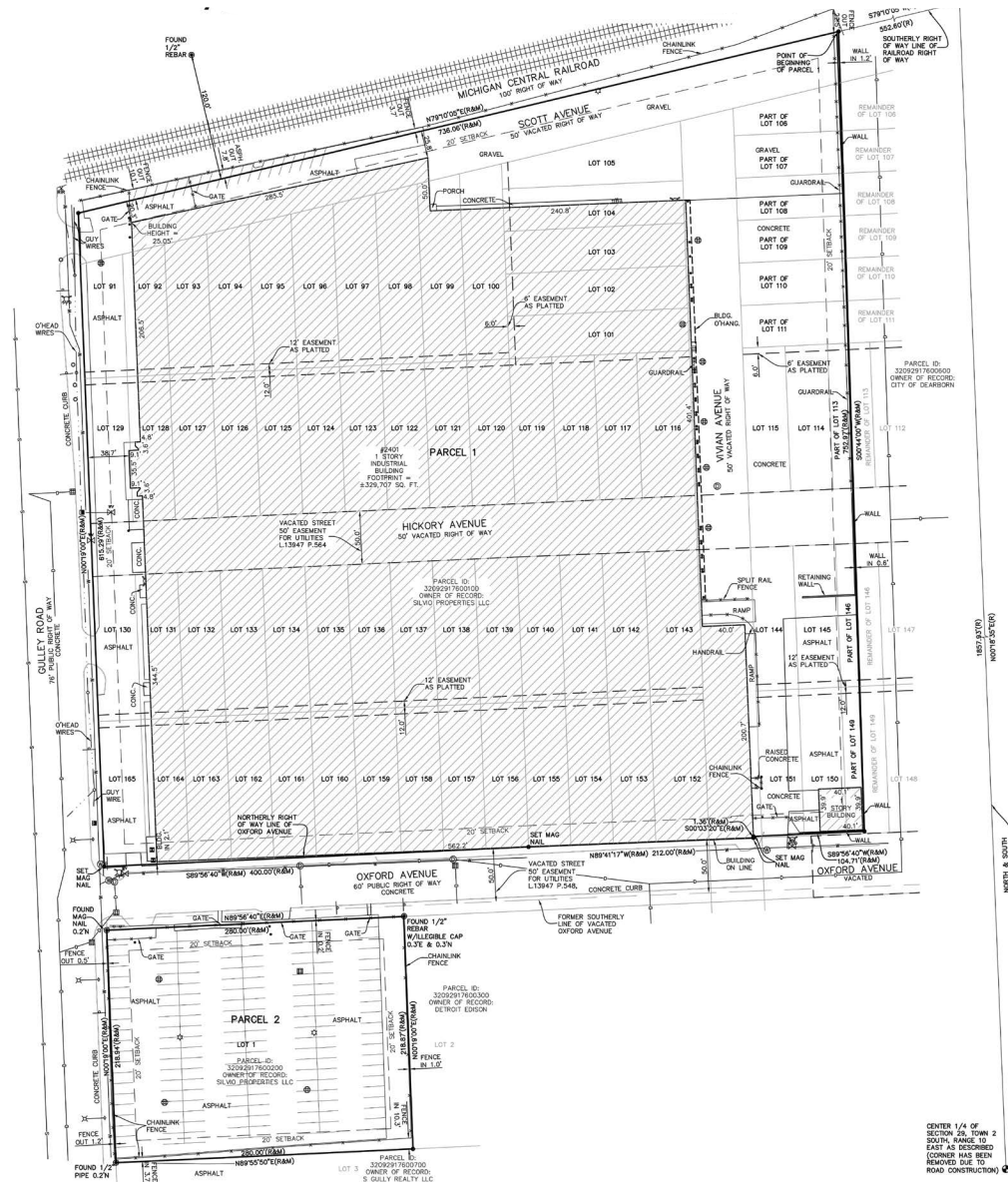
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SURVEY



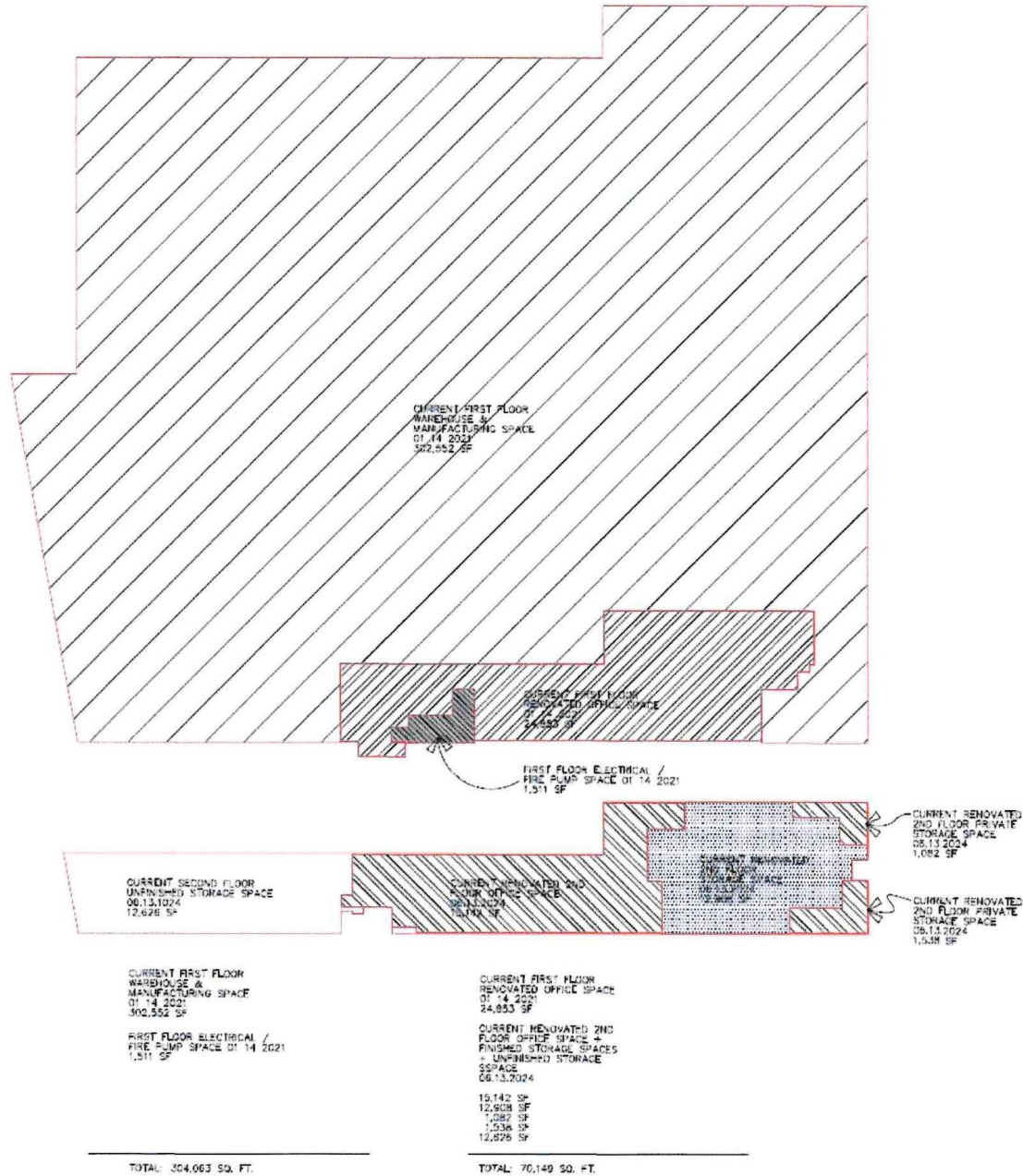
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BUILDING PLAN



DRONE VIDEO



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PROPERTY PHOTOS



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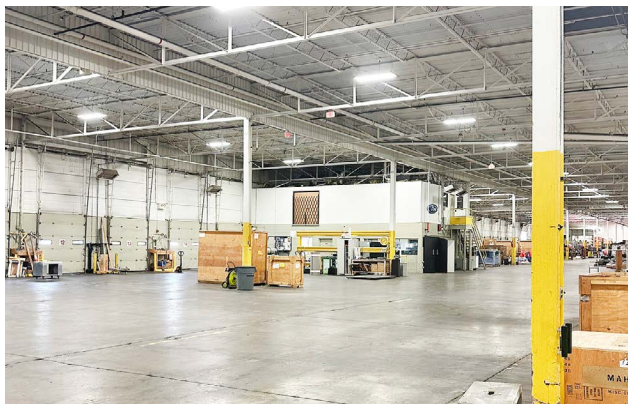
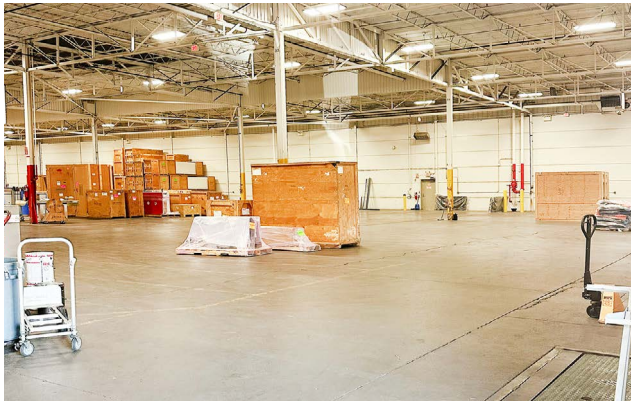
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