



Industrial For Sale or Lease

Property Name:

Location: 14301 Prospect Street

City, State: Dearborn, MI

Cross Streets: Schaefer Road & Michigan Avenue

County: Wayne

Zoning: IB

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 169,589

Available Sq. Ft.: 40,000 - 169,589

Building Type:

Built

Available Shop Sq. Ft.: 40,000 - 169,089

Available Office Sq. Ft.: 200 - 500

Mezzanine: N/A

Office Dim: N/A

Shop Dim: Irregular

PROPERTY INFORMATION

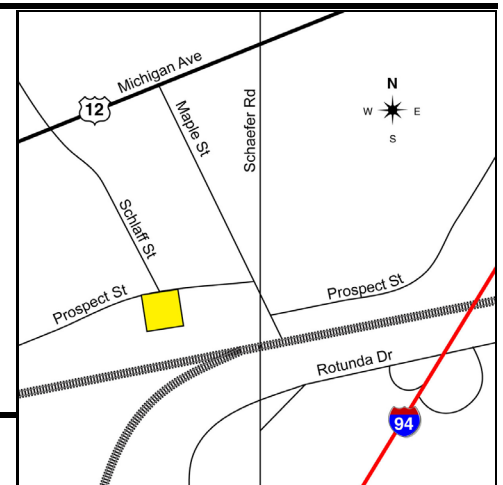
Freestanding:	Yes	Year Built:	1987
Clear Height:	16' - 24'	Rail:	No
Grade Level Door(s):	10: 12 x 14, 20 x 14	Security:	Yes
Truckwells or Docks:	14	Signage:	Yes
Exterior Construction:	Block/Brick/Metal	Exterior:	No
Structural System:	Steel	Roof:	Metal
Air-Conditioning:	HVAC	Floors:	6"
Heating:	GFA/Radiant	Floor Drains:	Yes
Availability:	Immediately	Acreage:	9.250
Power (Amps/Volts):	480 Volts, 3-Phase	Land Dimensions:	Irregular
Restrooms:	3		
Cranes:	Yes, 5-Ton		
Parking:	Ample		
Lighting:	M. Hal./Fluor.		
Bay Sizes:	N/A		

PRICING INFORMATION

Lease Rate:	\$4.50	Mthly Rate:	N/A	Deposit:	N/A
Lease Type:	NNN	Lease Term:	-	TD:	N/A
Sale Price:	\$6,700,000 (\$39.51/sqft)	Taxes:	\$117,110.73 (2015)	Parcel #:	82-10-184-20-009
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

40,000-60,000 sq. ft. available for lease. 169,589 sq. ft. available for sale. Located near I-94 and I-75. Includes land parcel directly across the street for parking. Extremely clean warehouse/distribution facility on 9.25 acres. 12,380 sq. ft. 3-story office is leased through 5/31/20 at \$8.33/sf G+U.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Greg Hudas, (248) 799-3162, ghudas@signatureassociates.com