

FOR SALE OR LEASE

12280 DIXIE
REDFORD, MICHIGAN

CUSTOM LAYOUT TAILORED TO MANUFACTURING LINES



PROPERTY FEATURES

- 42,043 SF Vacant and Available Immediately
- 4,750 SF Office To Be Customized at Lease Signing
- Laid Out Perfectly for Manufacturing Lines
- 3 Of the 4 Bays Are 242' Long and Have Power, Gas, and Water on Every Column
- All 4 Bays Have Bridge Cranes
- Two 10-Ton Bridge Cranes and Four 5-Ton Bridge Cranes
- 480 Volts, 3,000 Amps
- Building To Be Delivered in Broom Clean Condition
- Situated On a 3.55 AC Fenced Lot Zoned for Outdoor Storage
- Near I-96 Which Leads East to Detroit and West To Livonia
- Building Would Be Good for Vehicle Repair



FOR DETAILS CONTACT

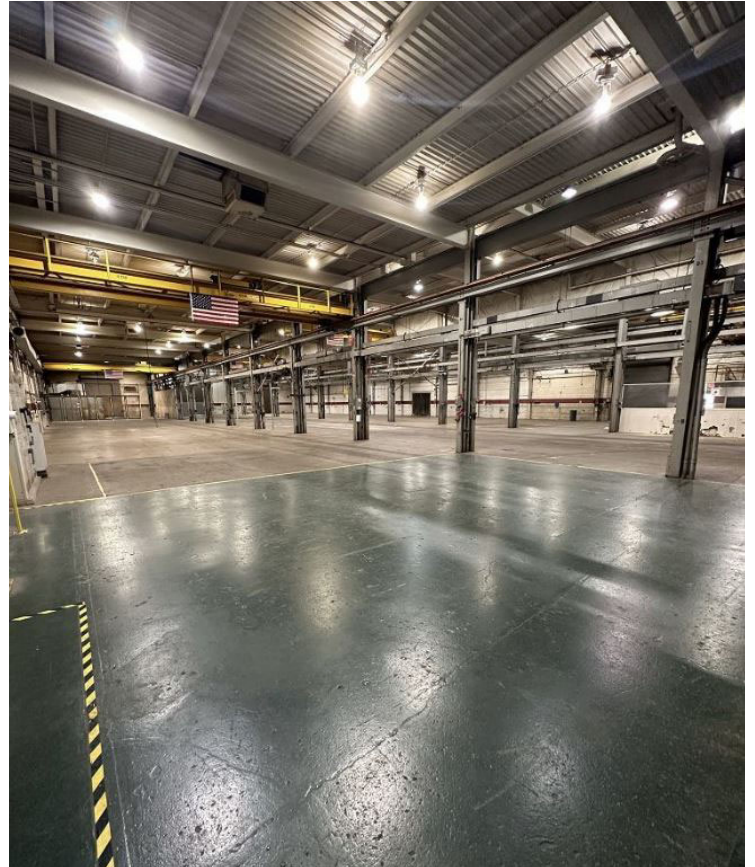
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other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

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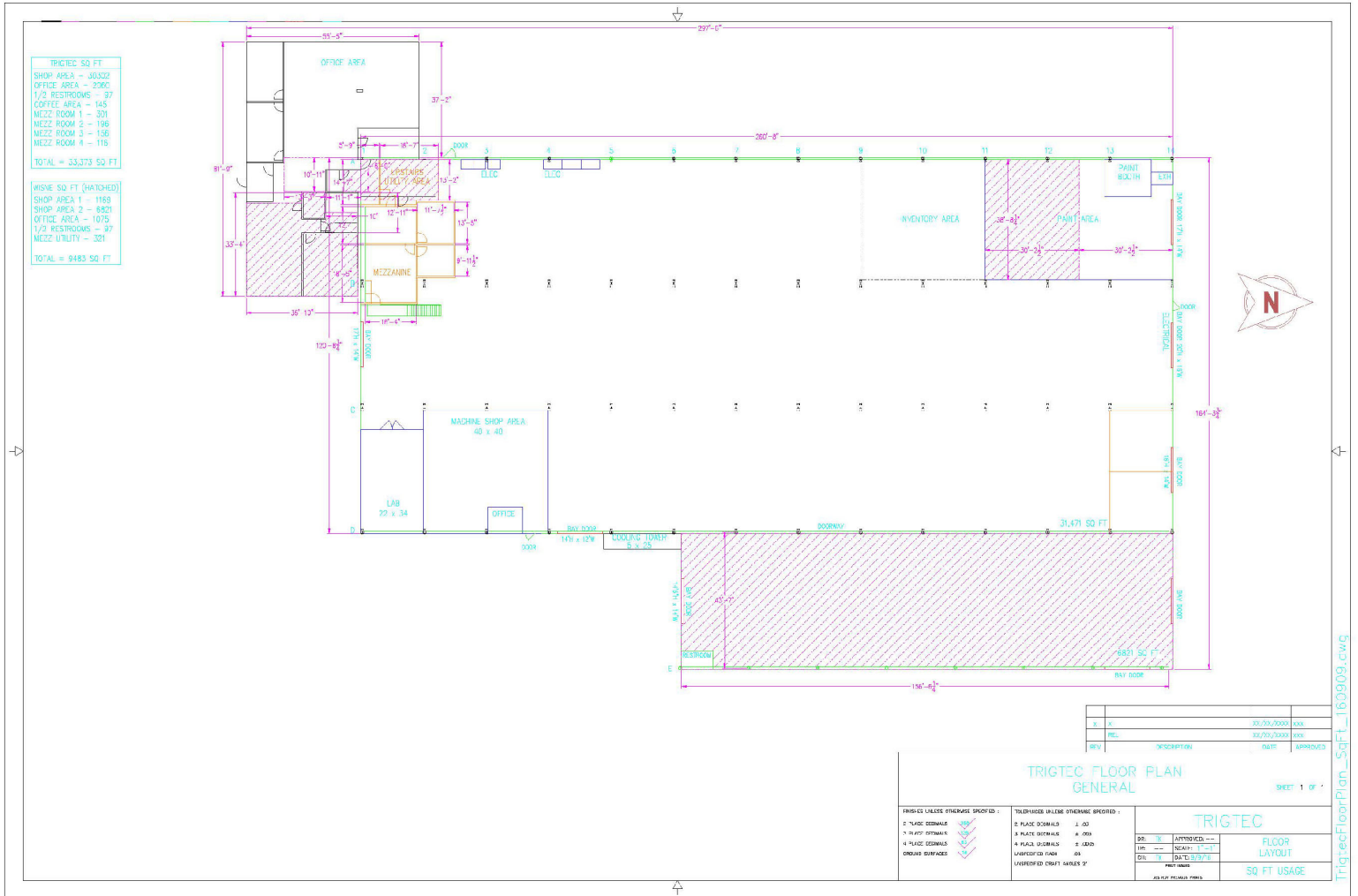
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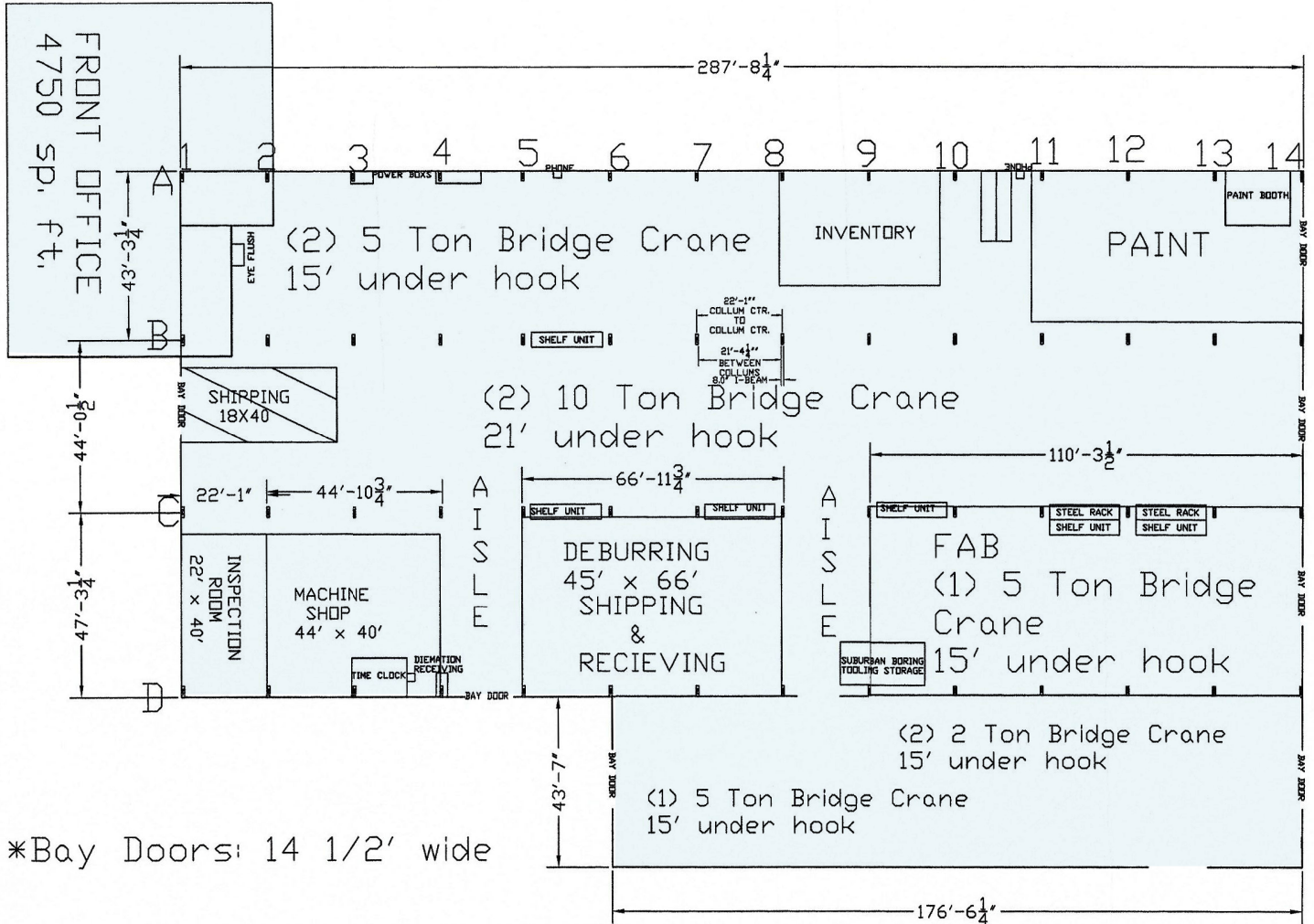
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LEE

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

CRANE PLAN



FOR DETAILS CONTACT

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12280 Dixie, Redford, MI 48239


Property Type: Industrial
Available SF: 42,043
Land Size (Acres): 3.55
Market: SE Michigan
Submarket: Western Wayne
County: Wayne

Availability Details

Available SF:	42,043	Transaction Type:	Sale/Lease
Industrial SF:	37,293	Asking Sale Price:	\$3,575,000 - \$85.03 PSF
Office SF:	4,750	Asking Lease Rate:	\$6.50 Per SF NNN
RSF:	42,043		

Comments

Availability Comments: Immediate occupancy. True manufacturing facility that has three of its four bays that are 242' long and have power, gas, and water at every single column. 480 volts and 3,000 amps. Six bridge cranes; Two 10-ton and four 5-ton. All four bays have cranes. Brand new office finishes customized to Tenant's finish specifications at lease signing. Excellent freeway access to I-96. Zoned for heavy outdoor storage and situated on a 3.55 acre fenced lot. The building would also be ideal for small vehicle repair use.

Building & Construction Details

Construction Status:	Existing	Year Built:	1951	Roof Type:	Built-up
Building Class:	C	Year Refurbished:	2024	Roof Age:	
Spec/BTS:		Floors:		Floor Type:	Concrete
Primary Use:	Manufacturing	Multi-Tenant:	No	Sprinkler:	No
Secondary Use:	Small Auto Repair	Construction Type:	Block	Security:	Yes
Flex:	No				
# of Buildings:	1				
Elevator Comments:					

Clearance, Dock & Door

Ceiling Height: 18' - 34'	# GL/DID: 6	# Int. Docks: 0
Bay/Column Size(WxD):	GL/DID Dim.(HxW): 16'x12', 14'x12'	# Int. Levelers: 0
Column Spacing:	# DH/Truck-Level Doors:	# Ext. Docks: 0
	# Rail Doors:	# Ext. Levelers: 0
	Total Doors: 6	Cross-docked: No

Loading & Door Comments: Room to add truckwells if needed.

Crane Features

# Cranes: 6	Capacity Tons (Min): 5	Hook Ht. (Ft.): 29'
	Capacity Tons (Max): 10	Clearance (Ft.): 27'

Crane Comments:

Site

Land Size (Acres): 3.55	Lot Dimensions (LxW): 348x450	Zoning: M2 - General Industrial
Land SF: 154,638	Floodplain:	Site Condition/Quality: Very Good
Land Usable Acres:	Density:	Topography: Flat
Land Usable SF:	Permitted FAR:	Site Shape: Rectangular
Max Contiguous SF:	Development Capacity: Expandable	Access:
Max Contiguous Acres:	Yard Type: Fenced	Visibility:
Permitted SF:	Yard SF:	Frontage:
Buildable SF:		

Additional Site/Parcel Information Comments: Parcel identification Number: 79-036-02-0020-001

Frontage Traffic Count Comments:

Contacts for this Availability

Role	Company	Name	Phone	Email
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