



Industrial For Lease

Property Name:

Location: 4815 Cabot Street
City, State: Detroit, MI
Cross Streets: S. of Michigan Avenue (M-12)
County: Wayne
Zoning: M-4

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	432,951	Available Shop Sq. Ft.:	107,006	Office Dim:	N/A
Available Sq. Ft.:	108,406	Available Office Sq. Ft.:	1,400	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1965 (Retrofit: 2022)
Clear Height:	18'	Rail:	Yes, (To Site)	Sprinklers:	Yes
Grade Level Door(s):	5: 12 x 14	Security:	Yes	Signage:	None
Truckwells or Docks:	9	Interior:	No	Exterior:	Yes
Exterior Construction:	Brick/Masonry	Lighting:	LED	Roof:	Built Up
Structural System:	Steel	Bay Sizes:	40 x 20	Floors:	Concrete
Air-Conditioning:	N/A	Restrooms:	2	Floor Drains:	No
Heating:	Cambridge	Cranes:	No	Acreage:	9.500
Availability:	1/1/26	Parking:	80	Land Dimensions:	N/A
Power (Amps/Volts):	1500 Amps, 480 Volts, 270 Volts. 3 Phase.				

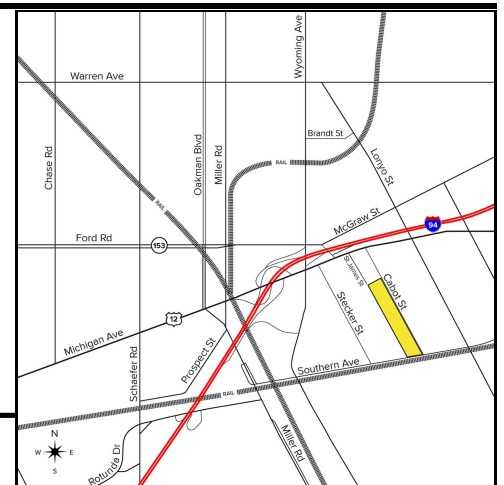
PRICING INFORMATION

Lease Rate:	\$4.95	Mthly Rate:	\$44,717.00/mo	TD:	N/A
Lease Type:	NNN	Taxes:	\$187,185.19 (2024)	Deposit:	2 Months
Lease Term:	5-10 Year(s)	Parcel #:	20-007955	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

Complete renovation in 2022. New docks, LED lighting, trailer parking, office and fire suppression, great freeway access to I-94. Very clean distribution center!



Broker: SIGNATURE ASSOCIATES

Agent(s):

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