

SIGNATURE ASSOCIATES
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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

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

PROPERTY INFORMATION

Clear Height:	18'	**Freestanding:**	Yes	**Year Built:**	1965 (Retrofit: 2022)
Grade Level Door(s):	5: 12 x 14	**Rail:**	Yes, (To Site)	**Sprinklers:**	Yes
Truckwells or Docks:	9	**Security:**	Yes	**Signage:**	None
Exterior Construction:	Brick/Masonry	**Interior:**	No	**Exterior:**	Yes
Structural System:	Steel	**Lighting:**	LED	**Roof:**	Built Up
Air-Conditioning:	N/A	**Bay Sizes:**	40 x 20	**Floors:**	Concrete
Heating:	Cambridge	**Restrooms:**	2	**Floor Drains:**	No
Availability:	1/1/27	**Cranes:**	No	**Acreage:**	9.500
Power (Amps/Volts):	1500 Amps, 480 Volts, 270 Volts. 3 Phase.	**Parking:**	80	**Land Dimensions:**	N/A

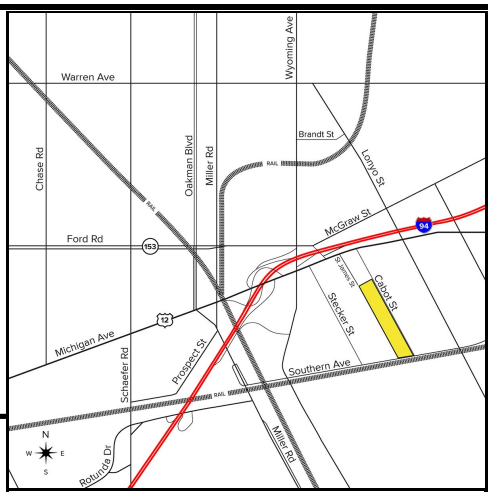
PRICING INFORMATION

Lease Rate:	$4.95	**Mthly Rate:**	$44,717.00/mo	**TD:**	N/A
Lease Type:	NNN	**Taxes:**	N/A	**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

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.