



Industrial For Lease

Property Name:

Location: 3000 Miller Road

City, State: Dearborn, MI

Cross Streets: Rotunda Dr.

County: Wayne

Zoning: Heavy Ind.

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 342,250
Available Sq. Ft.: 33,254 - 87,600

Building Type: Built
Available Shop Sq. Ft.: 33,254 - 87,600
Available Office Sq. Ft.: 0

Mezzanine: 48,664
Office Dim: N/A
Shop Dim: 80 x 1,095

PROPERTY INFORMATION

Clear Height: 39' - 113'
Grade Level Door(s): 5: 16 x 24
Truckwells or Docks: 0
Exterior Construction: Metal
Structural System: Steel
Air-Conditioning: No
Heating: Gas
Availability: Immediately
Power (Amps/Volts): See Comments

Multi-Tenant: Yes
Rail: Yes
Security: Yes
Interior: N/A
Lighting: LED
Bay Sizes: 80'
Restrooms: Yes
Cranes: Yes, (3) 25-40 Ton
Parking: 100+

Year Built: 1970
Sprinklers: No
Signage: N/A
Exterior: N/A
Roof: N/A
Floors: 12"
Floor Drains: No
Acreage: 17.300
Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$9.00
Lease Type: NNN
Lease Term: N/A

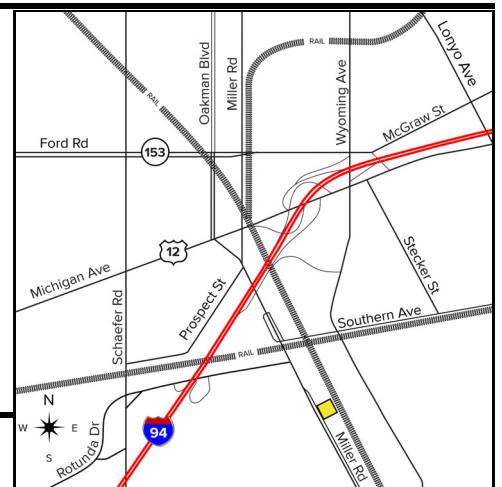
Mthly Rate: N/A
Taxes: N/A
Parcel #: 32-10-201-03-002
Imprv Allow: N/A

TD: N/A
Deposit: N/A
Assessor #: N/A
Options: N/A

Tenant Responsibility: N/A

COMMENTS

Power: two 40 MW sub-stations available on site. Rare manufacturing space with very high ceilings, natural gas, water, compressed air and steam. 80' wide crane bay. 25 ton and 40 ton cranes with 29' underhook and 34' underhook. CN rail services. Fenced, secured site with 24 guard service. Across street from Ford Rouge Assembly Plant. Additional 48,664 sq. ft. mezzanine with 25 ton with 50' underhook. Building may be divided into two first floor sections of 33,254 sq. ft. with 55' clear, 54,346 sq. ft. with 39' clear.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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