



Industrial For Sale or Lease

Property Name:

Location: 308 Antoine Street

City, State: Wyandotte, MI

Cross Streets: West of Biddle Ave.

County: Wayne

Zoning: Industrial

| BUILDING SIZE / AVAILABILITY | | Building Type: | Built | Mezzanine: | N/A |
|------------------------------|-----------------|---------------------------|-----------------|-------------|-----|
| Total Building Sq. Ft.: | 75,461 | Available Shop Sq. Ft.: | 33,486 - 73,961 | Office Dim: | N/A |
| Available Sq. Ft.: | 34,986 - 75,461 | Available Office Sq. Ft.: | 1,500 | Shop Dim: | N/A |

| PROPERTY INFORMATION | | Freestanding: | Yes | Year Built: | 1919 |
|------------------------|---------------------|---------------|-------|------------------|--------|
| Clear Height: | 17' - 34' | Rail: | Yes | Sprinklers: | No |
| Grade Level Door(s): | 6: 14 x 16 | Security: | Yes | Signage: | Yes |
| Truckwells or Docks: | 4 | Interior: | No | Exterior: | Yes |
| Exterior Construction: | Steel | Lighting: | T-5 | Roof: | Rubber |
| Structural System: | Block | Bay Sizes: | 60x25 | Floors: | 6" |
| Air-Conditioning: | No | Restrooms: | M/W | Floor Drains: | Yes |
| Heating: | N/A | Cranes: | No | Acreage: | 2.320 |
| Availability: | Immediately | Parking: | 65 | Land Dimensions: | N/A |
| Power (Amps/Volts): | 400 Amps, 240 Volts | | | | |

| PRICING INFORMATION | | | | | |
|------------------------|----------------------------|-------------|--------------------|-------------|--------------------|
| Lease Rate: | \$2.50 | Mthly Rate: | N/A | Deposit: | 2 Months |
| Lease Type: | NNN | Lease Term: | 5-10 Year(s) | TD: | N/A |
| Sale Price: | \$2,400,000 (\$31.80/sqft) | Taxes: | \$28,090.08 (2024) | Parcel #: | 57-007-02-0176-000 |
| Imprv Allow: | N/A | Options: | N/A | Assessor #: | N/A |
| Tenant Responsibility: | N/A | | | | |

COMMENTS

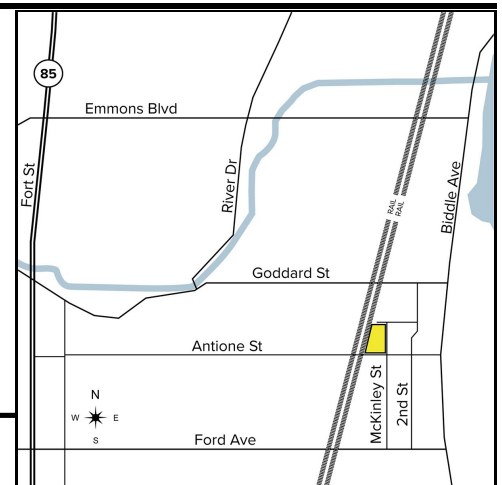
Very clean warehouse building! Active CN rail spur with fenced yard.

Potential Suite Sizes:

- 34,986 sq. ft.

- 40,475 sq. ft.

\$2.50 NNN - Year One!



Broker: SIGNATURE ASSOCIATES

Agent(s):

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