



## Industrial For Sale

**Property Name:** GW Kent  
**Location:** 506 S. Huron Street  
**City, State:** Ypsilanti/Twp., MI  
**Cross Streets:** North of I-94 @ Harriet Street  
**County:** Washtenaw  
**Zoning:** PMD

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 103,548  
**Available Sq. Ft.:** 103,548

**Building Type:** Built  
**Available Shop Sq. Ft.:** 95,625  
**Available Office Sq. Ft.:** 7,923

**Mezzanine:** N/A  
**Office Dim:** 57 x 139  
**Shop Dim:** 425 x 225

### PROPERTY INFORMATION

**Clear Height:** 24' - 27'  
**Grade Level Door(s):** 1: 12 x 12  
**Truckwells or Docks:** 4  
**Exterior Construction:** Block/Metal  
**Structural System:** Steel  
**Air-Conditioning:** Office  
**Heating:** Gas Radiant  
**Availability:** Flexible  
**Power (Amps/Volts):** 4000 Amps, 480 Volts, 3-Phase

**Freestanding:** Yes  
**Rail:** No  
**Security:** Yes  
**Interior:** No  
**Lighting:** LED  
**Bay Sizes:** 45' x 25'  
**Restrooms:** Men & Women  
**Cranes:** Yes, Prepped, 3-Ton  
**Parking:** 128

**Year Built:** 1998 (Retrofit: 2006)  
**Sprinklers:** Yes  
**Signage:** Yes  
**Exterior:** Yes  
**Roof:** Metal  
**Floors:** Concrete  
**Floor Drains:** Yes  
**Acreage:** 10.810  
**Land Dimensions:** N/A

### PRICING INFORMATION

**Sale Price:** \$9,500,000 (\$91.74/sqft)  
**Taxes:** \$111,410.11 (2025)  
**Parcel #:** 11-11-39-475-001

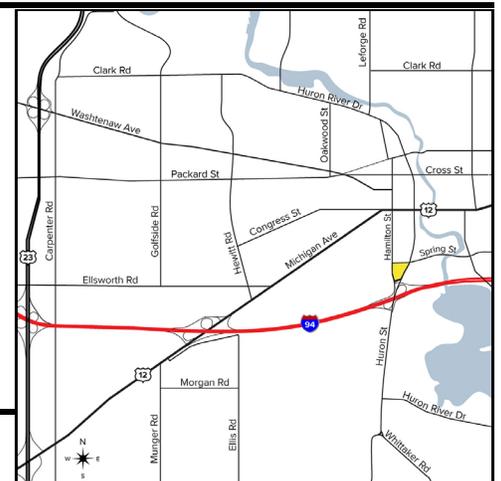
**Deposit:** N/A  
**Options:** N/A

**TD:** N/A  
**Assessor #:** N/A

### COMMENTS

Columns and columns footings in west bay of building are prepped for a 3-ton crane. Buss duct. Building can be expanded to the west by 38,250 sq. ft. Four (4) car executive garage parking. Men and women shop locker rooms with showers. Electronic perimeter security system. Interior and exterior video surveillance camera. Located just north of the I-94 / Huron Street Interchange Expressway. Exit off I-94 Expressway at S. Huron Street / Entrance on to I-94 Expressway via S. Hamilton Street. Building sits on 10.81 acres with room for the expansion of the building.

Zoning: Production, Manufacturing, Distribution



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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