

10421 FORD ROAD
DEARBORN, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE

For Sale: 42,000 Square Feet

For Lease: 34,000 – 42,000 Square Feet



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ASSOCIATES**
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TRUCK REPAIR & WAREHOUSE BUILDING



PROPERTY FEATURES

- 42,000 square foot building for sale or lease
- 34,000 square feet available for lease
 - 25,000 square feet of warehouse space
 - 5,000 square feet office
 - (3) 12' x 14' grade level doors, (2) truckwells
 - 4,000 square foot load-bearing mezzanine
- Additional (16) 12' x 14' grade level doors
- Located on 3.00 acres – paved truck parking
- 26' clear height – Full fire suppression
- Near I-94 & Michigan Avenue, Truck City, Ford Rouge Plant and 30 minutes to the Canadian Border
- Lease Rate: \$12.95/sq. ft. Gross
- Sale Price: \$8,400,000 (\$200.00/sq. ft.)



For more information, please contact:

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(248) 948 0115
jtowndsend@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
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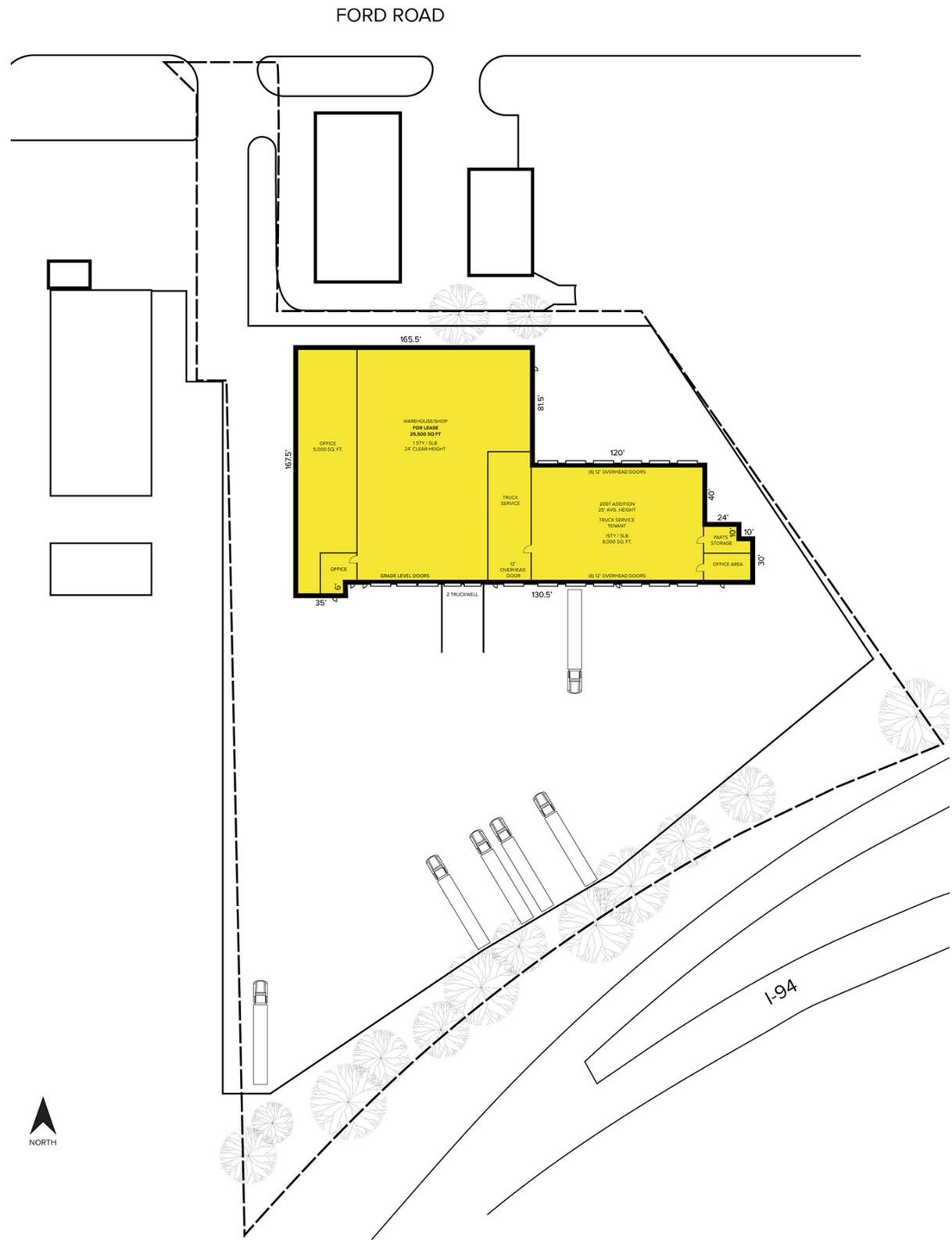
10421 Ford Road, Dearborn, Michigan

Industrial For Sale or Lease

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For Sale –
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Site Plan



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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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Floor Plan – Entire Building



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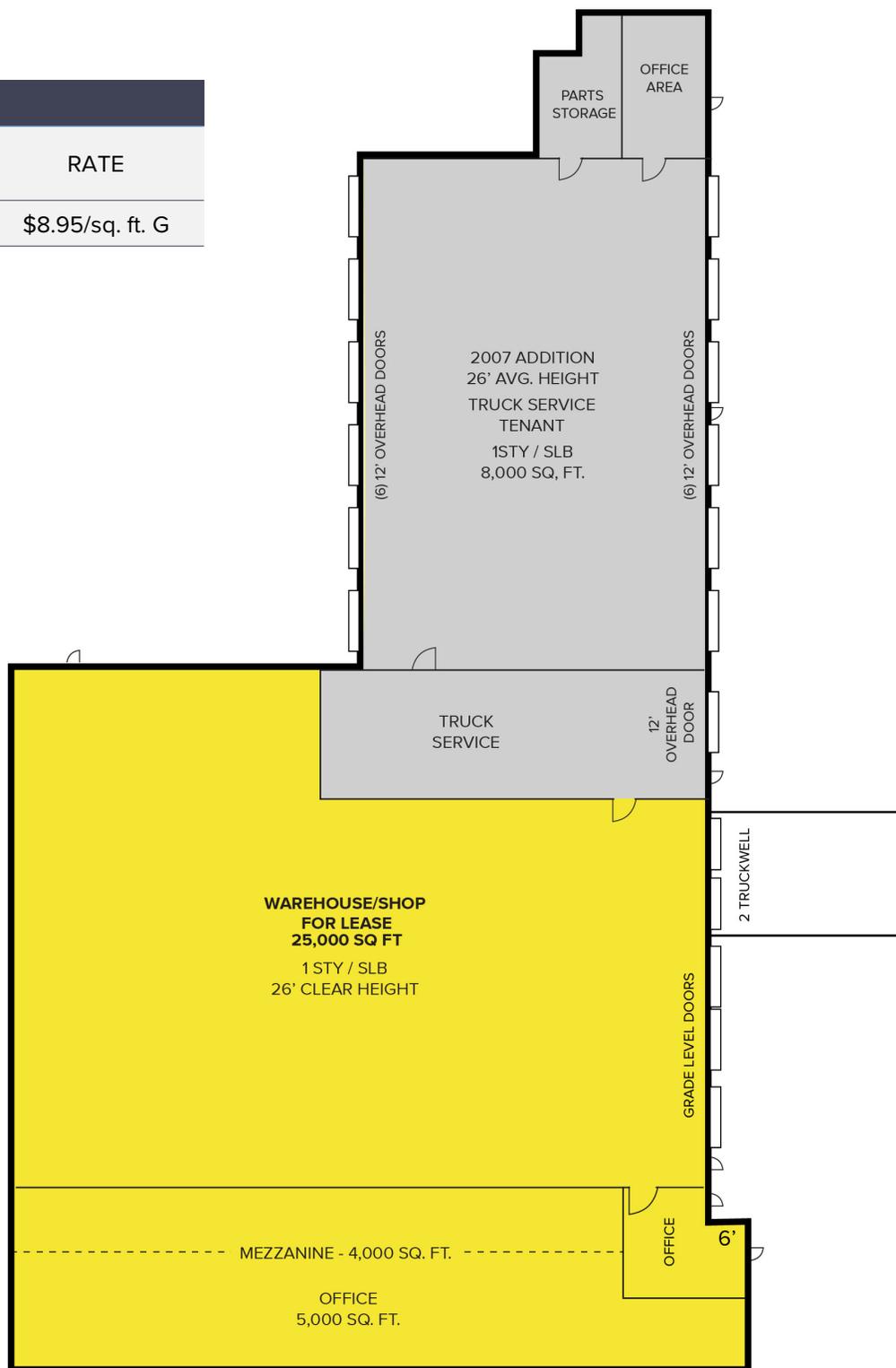
Industrial For Sale or Lease

For Lease –
34,000 - 42,000 SF

For Sale –
42,000 SF

Floor Plan – 30,000 Square Feet

AVAILABLE FOR LEASE		
TOTAL SF	GRADE LEVEL DOORS/TRUCKWELLS	RATE
30,000	3 (12' X 14')/2	\$8.95/sq. ft. G



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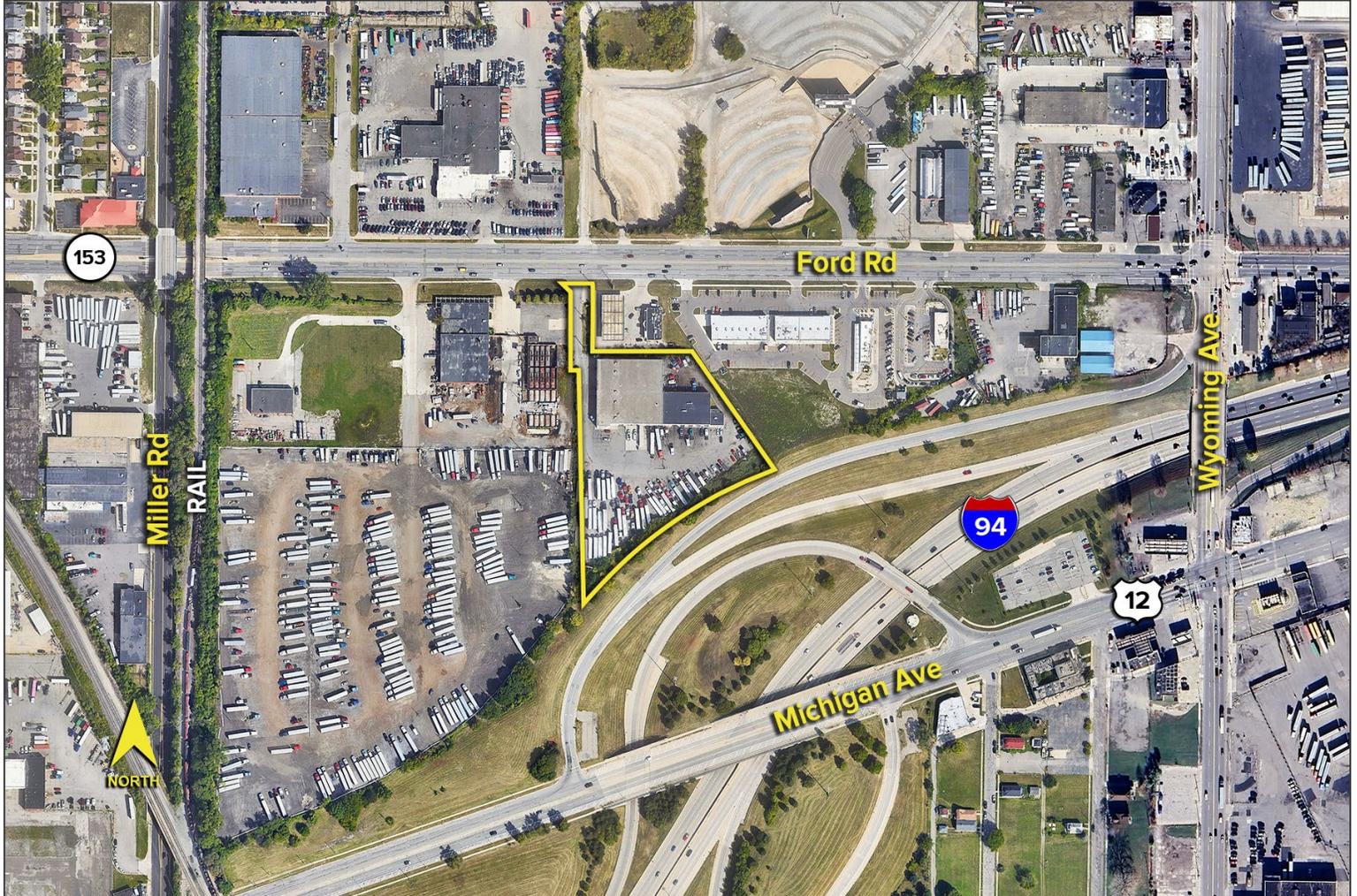
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Aerial



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