



## Industrial For Sale or Lease

**Property Name:** Galaxy Freight  
**Location:** 10421 Ford Road  
**City, State:** Dearborn, MI  
**Cross Streets:** Wyoming & I-94  
**County:** Wayne  
**Zoning:** Industrial

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 42,000  
**Available Sq. Ft.:** 34,000 - 42,000

**Building Type:** Built  
**Available Shop Sq. Ft.:** 29,000 - 37,000  
**Available Office Sq. Ft.:** 5,000

**Mezzanine:** 4,000  
**Office Dim:** N/A  
**Shop Dim:** Irregular

### PROPERTY INFORMATION

**Clear Height:** 26'  
**Grade Level Door(s):** 16: 12 x 14  
**Truckwells or Docks:** 2  
**Exterior Construction:** Block/Brick  
**Structural System:** Steel  
**Air-Conditioning:** Yes  
**Heating:** GFA  
**Availability:** Immediately  
**Power (Amps/Volts):** 1000 Amps, 480 Volts, 3-Phase, Estimated

**Multi-Tenant:** Yes  
**Rail:** No  
**Security:** Yes  
**Interior:** No  
**Lighting:** Metal Halide  
**Bay Sizes:** 40 x 30  
**Restrooms:** 4  
**Cranes:** No  
**Parking:** Ample

**Year Built:** 1985  
**Sprinklers:** Yes  
**Signage:** Yes  
**Exterior:** Yes  
**Roof:** Rubber  
**Floors:** Concrete  
**Floor Drains:** No  
**Acreage:** 4.340  
**Land Dimensions:** Irregular

### PRICING INFORMATION

**Lease Rate:** \$8.95 - \$12.95  
**Lease Type:** Gross  
**Sale Price:** \$8,400,000 (\$200.00/sqft)  
**Imprv Allow:** Possible

**Mthly Rate:** N/A  
**Lease Term:** 5 Year(s)  
**Taxes:** \$52,447.04 (2024/25)  
**Options:** Yes

**Deposit:** Yes  
**TD:** N/A  
**Parcel #:** 82-10-172-01-010  
**Assessor #:** N/A

**Tenant Responsibility:** Dumpster, Utilities, Security, Communications

### COMMENTS

Ideal truck repair or warehouse building. Near I-94 & Michigan Avenue, Truck City, Ford Rouge Plant, and 30 minutes to Canadian border. 4,000 sq. ft. is load-bearing mezzanine. Adjacent office and 3 acres of paved truck parking. 8 Truck repair bays.

34,000 sq. ft. available for lease  
 -29,000 sq. ft. of warehouse space, 5,000 sq. ft. of office  
 -(3) 12' x14' grade level doors, (2) truckwells  
 -\$8.95/sq. ft. - \$12.95/sq. ft. Gross



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

Jack Townsend, (248) 948-0115, jtownsend@signatureassociates.com