



Industrial For Sale or Lease

Property Name: Hydrologic
Location: 24832 Romano Street
City, State: Warren, MI
Cross Streets: Ten Mile & Ryan Road
County: Macomb
Zoning: Lt. Industrial, M-2

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 7,600	Building Type: Built	Mezzanine: N/A
Available Sq. Ft.: 7,600	Available Shop Sq. Ft.: 6,000	Office Dim: N/A
	Available Office Sq. Ft.: 1,600	Shop Dim: 50 x 140

PROPERTY INFORMATION

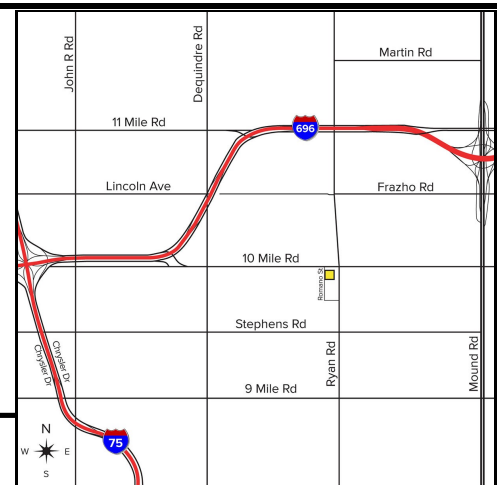
Freestanding: Yes	Year Built: 1979
Clear Height: 16'	Sprinklers: No
Grade Level Door(s): 2: 12 x 14	Signage: Yes
Truckwells or Docks: 0	Exterior: N/A
Exterior Construction: Block/Steel	Roof: Rubber
Structural System: Steel	Floors: 6" Concrete
Air-Conditioning: Office	Floor Drains: No
Heating: Gas	Acreage: 0.510
Availability: Immediately	Land Dimensions: 74 x 300
Power (Amps/Volts): 800 Amps, 240 Volts	

PRICING INFORMATION

Lease Rate: \$8.95	Mthly Rate: \$5,670.00/mo	Deposit: 2 Months
Lease Type: NNN	Lease Term: 5-10 Year(s)	TD: N/A
Sale Price: \$695,000 (\$91.45/sqft)	Taxes: \$12,180.00 (2024)	Parcel #: 12-13-30-227-027
Imprv Allow: N/A	Options: N/A	Assessor #: N/A
Tenant Responsibility: N/A		

COMMENTS

Very clean manufacturing building! 5-Ton crane. New roof. New parking lot. Some of the office may be removed.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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