

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

Industrial For Sublease

Property Name:
Location: 1721 W. Pleasant Street
City, State: River Rouge, MI
Cross Streets: Front Street
County: Wayne
Zoning: Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	134,157	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	43,749	**Available Shop Sq. Ft.:**	42,549	**Office Dim:**	N/A
		Available Office Sq. Ft.:	1,200	**Shop Dim:**	N/A

PROPERTY INFORMATION

Clear Height:	12' - 16'	**Freestanding:**	Yes	**Year Built:**	1929
Grade Level Door(s):	1: 12 x 14	**Rail:**	Yes	**Sprinklers:**	Yes
Truckwells or Docks:	4	**Security:**	Yes	**Signage:**	N/A
Exterior Construction:	N/A	**Interior:**	Yes	**Exterior:**	No
Structural System:	N/A	**Lighting:**	Metal Halide	**Roof:**	N/A
Air-Conditioning:	N/A	**Bay Sizes:**	N/A	**Floors:**	N/A
Heating:	Yes	**Restrooms:**	Yes	**Floor Drains:**	No
Availability:	Immediately	**Cranes:**	No	**Acreage:**	7.340
Power (Amps/Volts):	N/A	**Parking:**	Ample	**Land Dimensions:**	N/A

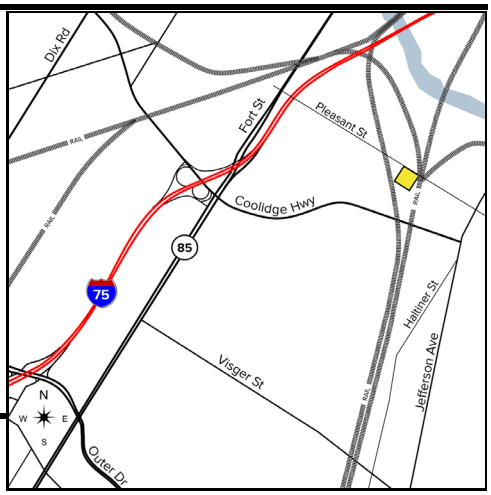
PRICING INFORMATION

Lease Rate:	$4.75	**Mthly Rate:**	N/A	**TD:**	N/A
Lease Type:	Gross	**Taxes:**	$25,303.37 (2022)	**Deposit:**	N/A
Lease Term:	N/A	**Parcel #:**	50-008-99-0007-702	**Assessor #:**	N/A
		Imprv Allow:	N/A	**Options**	N/A

Tenant Responsibility: N/A

COMMENTS

Ideal low cost warehouse opportunity. Clean, dry, secure space. Good access with multiple docks.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):

Brad Viergever, (248) 799-3146, bviergever@signatureassociates.com
Mark Woods, (248) 359-3806, mwoods@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.