



Industrial For Lease

Property Name:

Location: 2292-2294 Cole Street

City, State: Birmingham, MI

Cross Streets: Eton Street

County: Oakland

Zoning: MX

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	7,336	Available Shop Sq. Ft.:	3,336	Office Dim:	N/A
Available Sq. Ft.:	3,336	Available Office Sq. Ft.:	0	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1954 (Retrofit: 2010)
Clear Height:	16'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 10 x 12	Security:	No	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Masonry	Lighting:	N/A	Roof:	Flat
Structural System:	N/A	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	Yes	Restrooms:	Yes	Floor Drains:	No
Heating:	N/A	Cranes:	No	Acreage:	1.340
Availability:	Immediately	Parking:	N/A	Land Dimensions:	N/A
Power (Amps/Volts):	N/A				

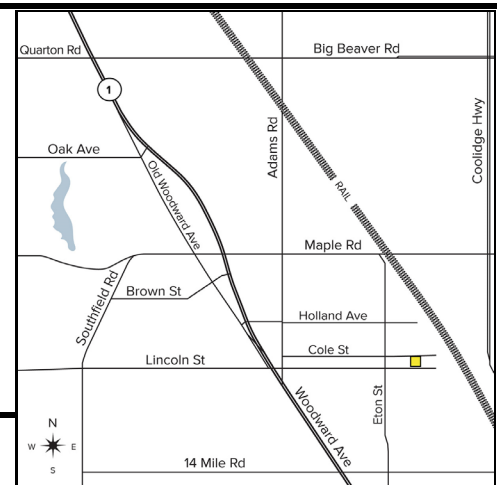
PRICING INFORMATION

Lease Rate:	\$12.00	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$30,064.03 (2024)	Deposit:	N/A
Lease Term:	N/A	Parcel #:	20-31-401-003	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

- Shop space with a small office
- Multiple points of entry, including one (1) overhead door
- Excellent location in Birmingham's Rail District



Broker: SIGNATURE ASSOCIATES

Agent(s):

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