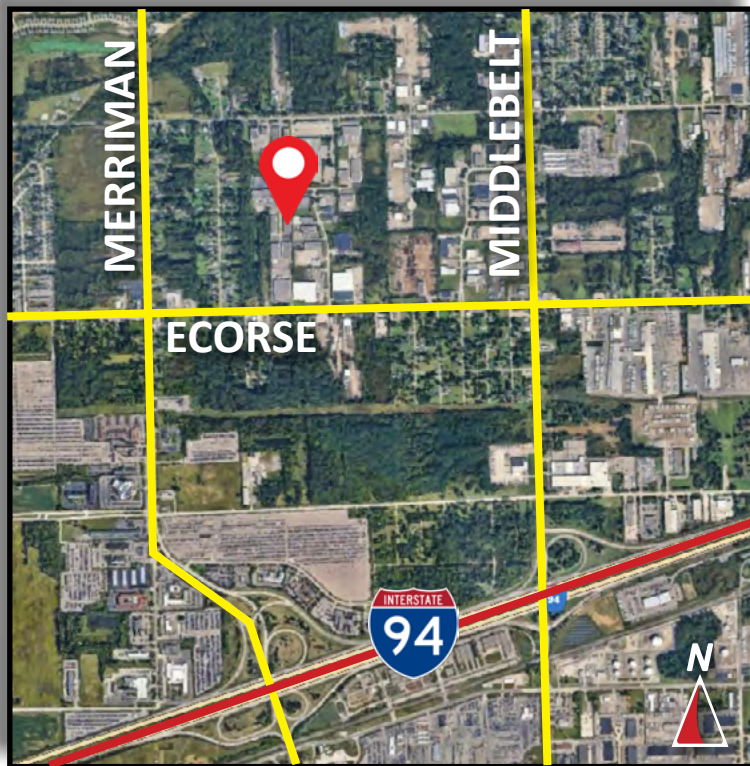


Burger

& COMPANY

FOR SALE

6739 Cypress Road
Romulus, Michigan
16,240 Square Feet



- 16,240 square foot duplex building for sale
- Suite 100 is leased until 8/31/2026 at \$4,000 per month
- Suite 200 is leased until 9/30/2027 at \$5,000 per month
- Below market gross lease rates
- Ability for Owner occupant or investor to increase lease rates as leases expire
- Two (2) truckwells and two (2) grade level doors
- 22' clear height/gas & electric are separately metered
- Built in 2001
- New concrete in the truck loading area installed 2024
- Quick access to DTW, I-275 and I-94
- Sale Price: \$1,624,000

Burger & Company

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FOR SALE

6739 Cypress Road
Romulus, MI



BUILDING SPECIFICATIONS

Location	North of Ecorse/ West of Middlebelt	Total Building Square Feet	16,240 SF
County	Wayne	Office Square Feet	900 - 1,800 SF
Zoning	M-1 Light Industrial	Warehouse Square Feet	7,220 - 14,400 SF
Lot Size	1.15 Acres (117' x 428')	Year Built	2001
Construction	Block	Roof	Rubber
Clear Height	22'	Grade Level Doors	Two (2) 12'x14'
Cranes	No	Dock Doors	Two (2) with Levelers
Lighting	LED	Power	3 Phase 208 volts 200 Amps
Heating	Radiant	Sprinklers	Yes
Warehouse A/C	No	Signage	Yes
Buss Duct	No	Restrooms	Yes
Parking	Ample	Freestanding	Yes/Duplex
Lot Dimensions	Duplex	Property Taxes	\$20,036.25 (2025)

Description

- 16,240 square foot duplex building for sale
- Suite 100 is leased until 8/31/2026 at \$4,000 per month, no pass through provisions for taxes/insurance
- Suite 200 is leased until 9/30/2027 at \$5,000 per month with a 50% pass through provision for taxes & insurance
- Below market gross lease rates
- Ability for Owner occupant or investor to increase lease rates as they expire
- Two (2) truckwells and two (2) grade level doors
- 22' clear height, clear span no posts or columns in suites
- New concrete in the loading area installed 2024
- Quick access to DTW, I-275 and I-94
- Sale Price: \$1,624,000

Sale Price

\$1,624,000.00

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FINANCIAL ANALYSIS

Suite 100

Swing Set Stuff pays \$4,000/month gross through August 31, 2026. No pass-through provisions for taxes or insurance.

Suite 200

EEM3 LLC pays \$5,000/month gross through September 30, 2027, with a 50% pass through for increases in taxes and insurance over the base year.

Annual Rent	\$108,000.00
Less Taxes	\$20,036.25 (Summer 2025 and Winter 2024)
Insurance	\$3,634.00
Lawn/Snow	\$2,725.00
Net Operating Income	\$81,604.75

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INTERIOR WAREHOUSE - SUITE 200



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EXTERIOR - TRUCKWELLS



Brand New
Concrete 2024

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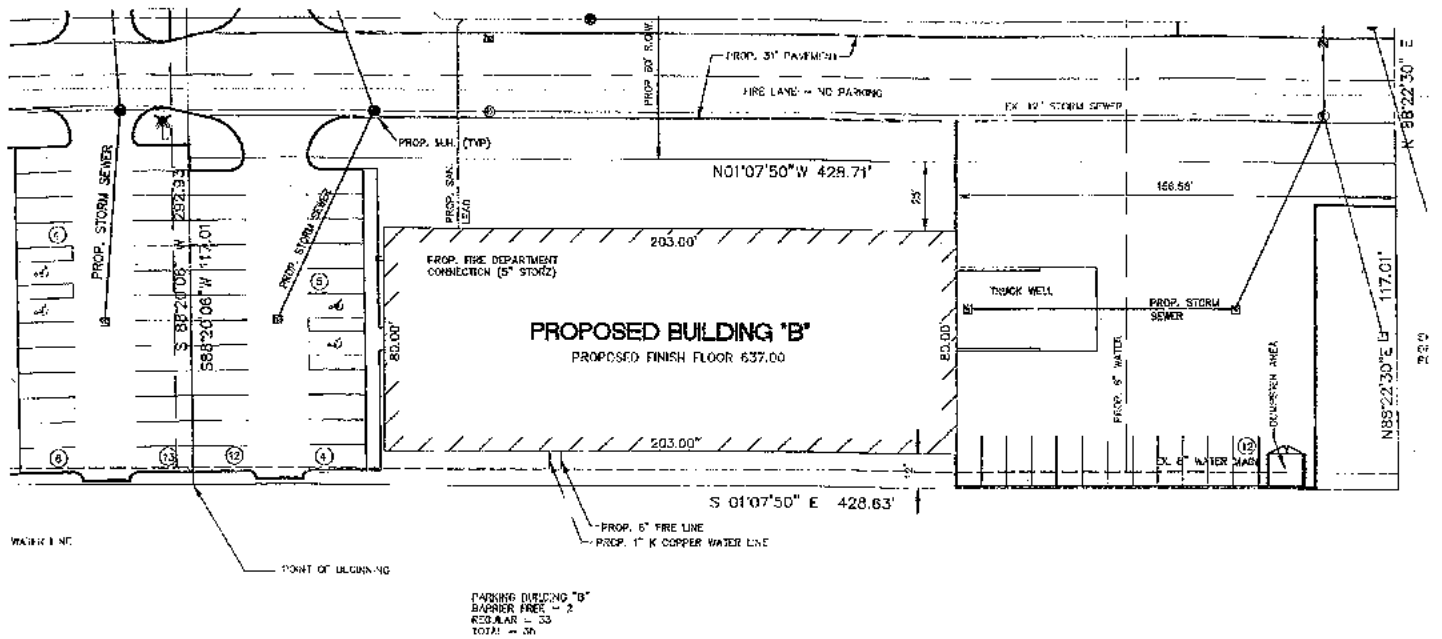
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SITE PLAN



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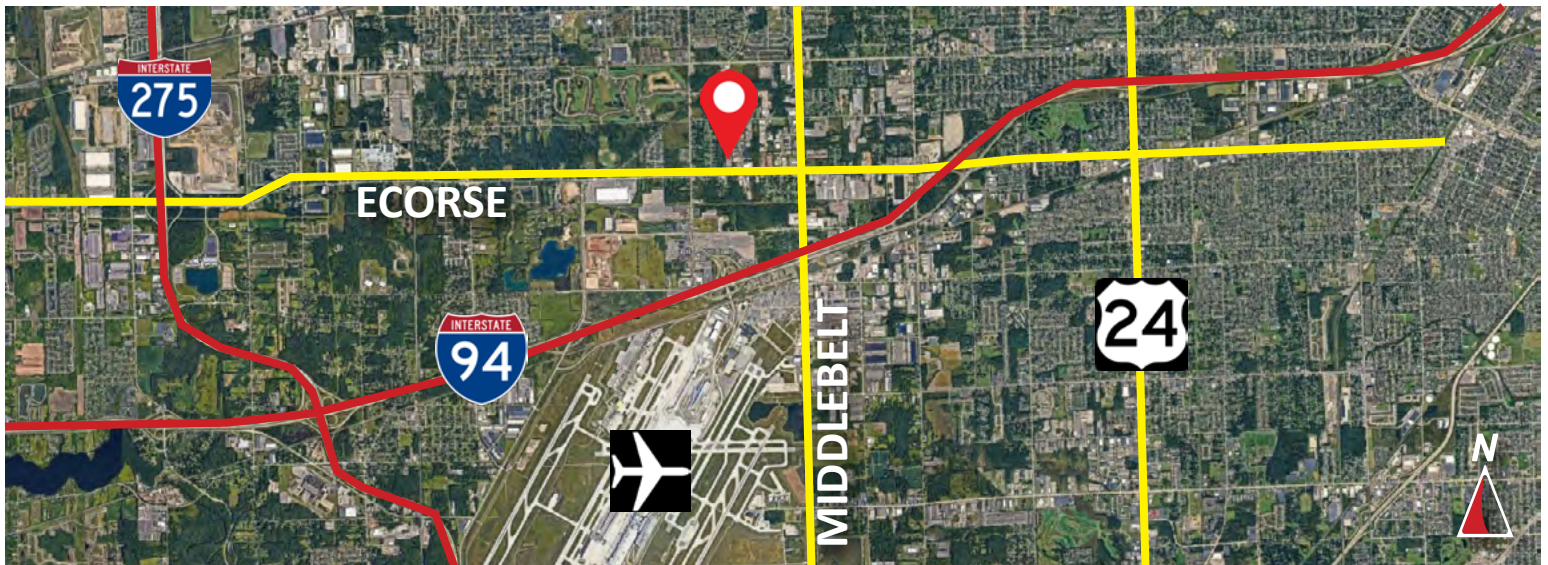
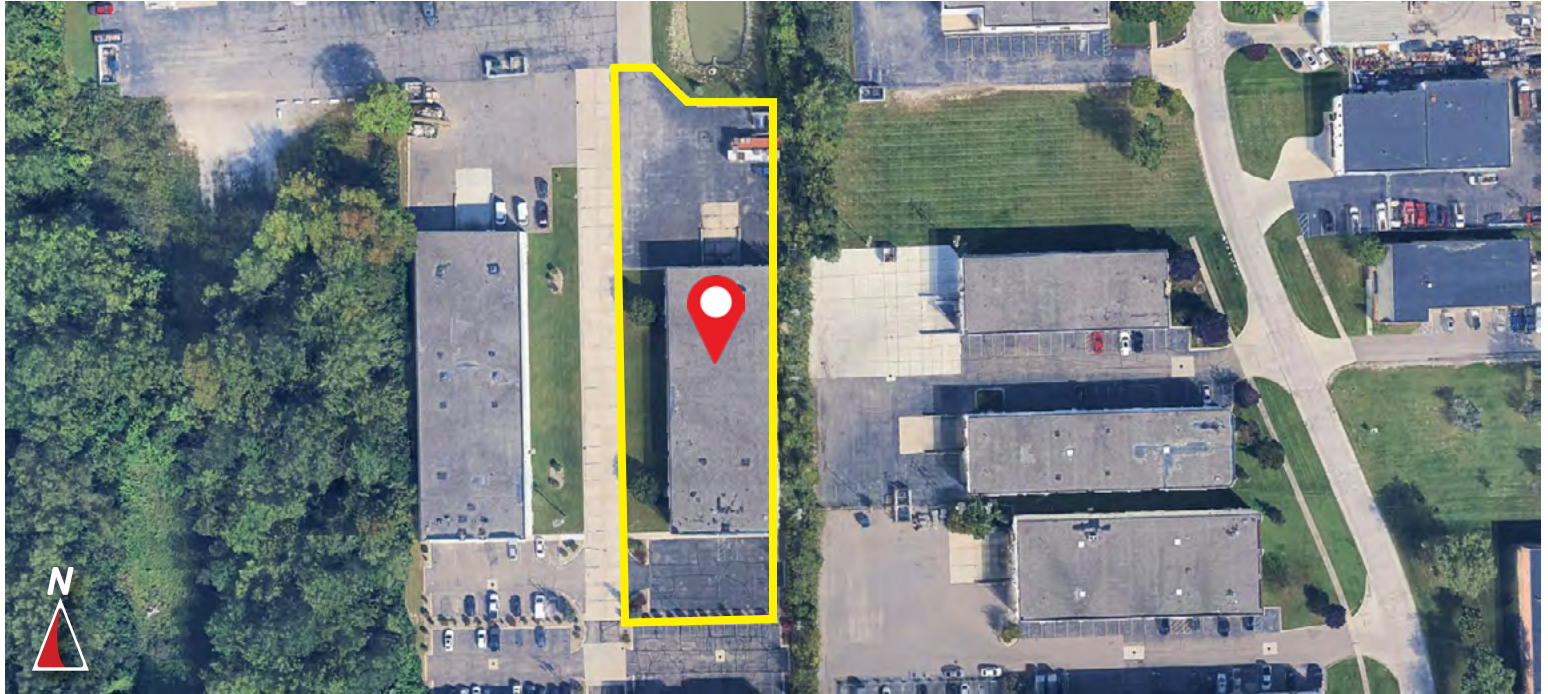
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AERIAL / LOCATION MAP



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