



Investment Sale - Industrial

Property Name:

Location: 1600 - 1634 E. Grand Boulevard

City, State: Detroit, MI

Cross Streets: Mt. Elliott St./ I-94

County: Wayne

Zoning: M-4

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	184,738	Building Type:	Built	Office Dim:	N/A
Occupancy Rate:	74.65%	Mezzanine:	N/A	Shop Dim:	N/A

PROPERTY INFORMATION

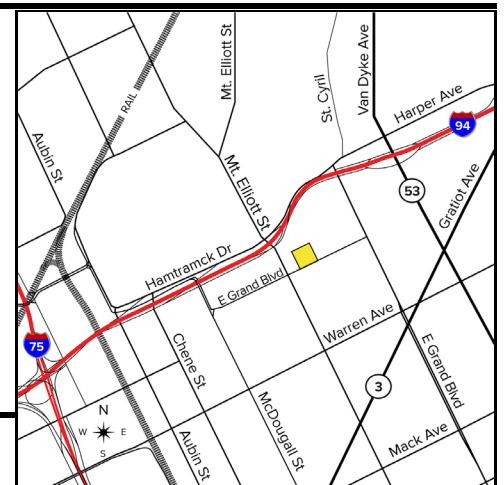
Clear Height:	12' - 20'	Multi-Tenant:	Yes	Year Built:	1989
Grade Level Door(s):	1: 14 x 12	Rail:	No	Sprinklers:	Yes
Truckwells or Docks:	3	Security:	Gated Parking	Signage:	N/A
Exterior Construction:	Brick	Interior:	No	Exterior:	Yes
Structural System:	Steel	Lighting:	Fluorescent	Roof:	Flat
Air-Conditioning:	Office Only	Bay Sizes:	N/A	Floors:	N/A
Heating:	Gas Forced Air	Restrooms:	Yes	Floor Drains:	Yes
Availability:	Immediately	Cranes:	No	Acreage:	3.020
Power (Amps/Volts):	240/440 Volts	Parking:	200	Land Dimensions:	N/A

PRICING INFORMATION

Sale Price:	Contact Broker	Cap Rate:	N/A	TD:	N/A
Taxes:	TBD	Deposit:	N/A	Assessor #:	N/A
Parcel #:	1500059.003; 002			Options:	N/A
Tenant Responsibility:	N/A				

COMMENTS

The subject property is currently 74.65% occupied with rents in the \$6.00 modified gross range. Prospective investors can expect to achieve immediate cash flow, with near-term upside in rental income as leases are converted to a triple-net structure. The Packard Plant has become a big-ticket item on the city of Detroit's agenda to revive what once was one of America's top industrial submarkets. The city is currently in the midst of the demolition process for the 3.5 million square foot Packard Plant, marking a necessary step toward attracting developers to revive the corridor. Uniquely situated one block away from the I-94 on/off ramps, the site's logistical capabilities are bolstered with immediate access to one of the Midwest's preeminent east-west thoroughfares. The current owner has been diligent in making necessary capital improvements to the site including new roofs, replacing several sections of parking lot, and installing modernized HVAC systems. The property is located directly across I-94 from an essential 3 million square foot GM Assembly Plant.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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