



Industrial For Lease

Property Name:

Location: 2760 W. Warren Avenue

City, State: Detroit, MI

Cross Streets: Lawton Street

County: Wayne

Zoning: M3

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	100,000	Available Shop Sq. Ft.:	99,000	Office Dim:	N/A
Available Sq. Ft.:	100,000	Available Office Sq. Ft.:	1,000	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1906
Clear Height:	16'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	5	Security:	No	Signage:	N/A
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Masonry	Lighting:	N/A	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	N/A	Restrooms:	N/A	Floor Drains:	No
Heating:	N/A	Cranes:	No	Acreage:	4.290
Availability:	Immediately	Parking:	Fenced Yard	Land Dimensions:	N/A
Power (Amps/Volts):	220 Volts, Power on site				

PRICING INFORMATION

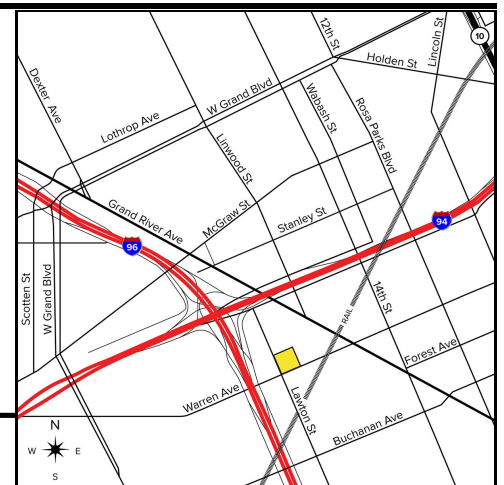
Lease Rate:	Contact Broker	Mthly Rate:	Contact Broker	TD:	N/A
Lease Type:	Gross	Taxes:	\$9,439.76 (2025/26)	Deposit:	2 Months
Lease Term:	3-5 Year(s)	Parcel #:	10000627.001, 10000627.0	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

Fenced and gated yard, perfect for utility work, staging, or fleet storage. Up to 100,000 sq. ft. of cold storage. Building is shell. 1,000 sq. ft. of good office space.

Additional parcels: 12006410, 12006411, 12006412, 12006413-4, 12006415, 12000728, 12000727.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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