

SIGNATURE ASSOCIATES
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Industrial For Sale or Lease

Property Name:
Location: 8747 Lyndon Street
City, State: Detroit, MI
Cross Streets: Wyoming Ave.
County: Wayne
Zoning: M-4

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	2,800	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	2,800	**Available Shop Sq. Ft.:**	2,800	**Office Dim:**	N/A
		Available Office Sq. Ft.:	0	**Shop Dim:**	N/A

PROPERTY INFORMATION

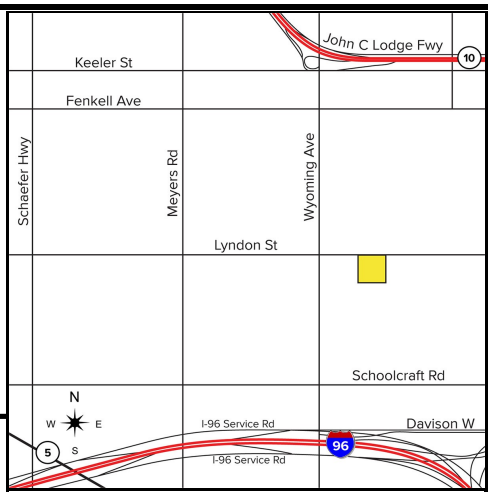
Clear Height:	14'	**Freestanding:**	Yes	**Year Built:**	1947
Grade Level Door(s):	1: 10 x 8	**Rail:**	No	**Sprinklers:**	No
Truckwells or Docks:	0	**Security:**	No	**Signage:**	N/A
Exterior Construction:	Brick	**Interior:**	N/A	**Exterior:**	N/A
Structural System:	Steel	**Lighting:**	Fluorescent	**Roof:**	Flat
Air-Conditioning:	N/A	**Bay Sizes:**	N/A	**Floors:**	N/A
Heating:	GFA	**Restrooms:**	Yes	**Floor Drains:**	No
Availability:	Immediately	**Cranes:**	No	**Acreage:**	0.155
Power (Amps/Volts):	220 Volts, 3-Phase	**Parking:**	Street/Back	**Land Dimensions:**	N/A

PRICING INFORMATION

Lease Rate:	Monthly	**Mthly Rate:**	$4,000.00/mo	**Deposit:**	N/A
Lease Type:	NNN	**Lease Term:**	3 Year(s)	**TD:**	N/A
Sale Price:	$299,000 ($106.79/sqft)	**Taxes:**	$2,057.05 (2024)	**Parcel #:**	16005903.44
Imprv Allow:	N/A	**Options:**	N/A	**Assessor #:**	N/A
Tenant Responsibility:	N/A				

COMMENTS

- Potential Green Zone
- Brand new roof with warranty



Broker: **SIGNATURE** ASSOCIATES

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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.