

# INVESTMENT OPPORTUNITY



**2125 Riggs Avenue  
Warren, Michigan**

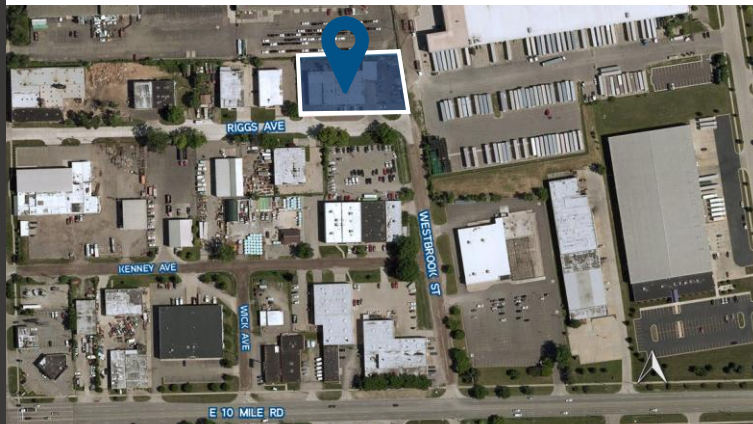
## **BUILDING HIGHLIGHTS:**

- 16,400 SF building
- Fenced in lot
- 2 overhead doors, 2 truck wells
- Located north of 10 Mile Road, east of Dequindre, making freeway access quick and convenient (I-696 & I-75)

## **INVESTMENT HIGHLIGHTS:**

- 100% occupancy (2 tenants)
- WALT: 3.75 Years
- Very strong returns in today's competitive investment market
- Leases can be shared upon execution of an NDA

**ASKING \$2,250,000 | Cap Rate: 12.81%  
CALL FOR OFFERS DUE: June 26, 2026**



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**DOMINION**  
REAL ESTATE ADVISORS

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