



Industrial For Lease

Property Name: Gateway Industrial Center
Location: 12601 Southfield Freeway, Unit: D3-F2
City, State: Detroit, MI
Cross Streets: Southfield Freeway & I-96
County: Wayne
Zoning: M4

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	587,915	Available Shop Sq. Ft.:	60,500 - 170,600	Office Dim:	N/A
Available Sq. Ft.:	60,500 - 175,600	Available Office Sq. Ft.:	5,000	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1960
Clear Height:	14' - 19'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	2: 12 x 10, 12 x 14	Security:	Yes	Signage:	N/A
Truckwells or Docks:	8	Interior:	Yes	Exterior:	Yes
Exterior Construction:	N/A	Lighting:	N/A	Roof:	N/A
Structural System:	N/A	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	N/A	Restrooms:	N/A	Floor Drains:	No
Heating:	N/A	Cranes:	No	Acreage:	68.890
Availability:	Immediately	Parking:	125, Gated Entrance	Land Dimensions:	N/A
Power (Amps/Volts):	1200 Amps, 480 Volts, Heavy				

PRICING INFORMATION

Lease Rate:	\$4.35	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$798,170.02 (2024)	Deposit:	N/A
Lease Term:	N/A	Parcel #:	22-0742567	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

Historic Detroit manufacturing facility with heavy power and ample parking with immediate access to I-96 and Southfield Freeway. The vacant space has eight (8) dock doors, 2 external and 6 internal, with two (2) drive-in grade level doors (additional drive-in doors possible). Gateway Industrial Center has 3 gated entrances with 24-hour access and roaming security guards.

Lease Rate: \$4.35 NNN - 1st Year of an as-is deal with a minimum term of three years.

Broker: SIGNATURE ASSOCIATES

Agent(s):

Brad Viergever, (248) 799-3146, bviergever@signatureassociates.com
 Alex Timmis, (248) 359-0623, atimmis@signatureassociates.com

