



## Industrial For Sale or Lease

**Property Name:** Fairlane Business Park  
**Location:** 15011 S. Commerce Drive  
**City, State:** Dearborn, MI  
**Cross Streets:** Rotunda Drive  
**County:** Wayne  
**Zoning:** IA, Light Ind.

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 51,619  
**Available Sq. Ft.:** 51,619

**Building Type:** Built  
**Available Shop Sq. Ft.:** 51,219  
**Available Office Sq. Ft.:** 400

**Mezzanine:** N/A  
**Office Dim:** N/A  
**Shop Dim:** N/A

### PROPERTY INFORMATION

**Clear Height:** 12' - 14'  
**Grade Level Door(s):** 2: 8 x 10  
**Truckwells or Docks:** 0  
**Exterior Construction:** Dryvit  
**Structural System:** Steel  
**Air-Conditioning:** Roof Mount  
**Heating:** HVAC  
**Availability:** Immediately  
**Power (Amps/Volts):** 240/480 Volts, 3-Phase

**Freestanding:** Yes  
**Rail:** No  
**Security:** Yes  
**Interior:** N/A  
**Lighting:** LED  
**Bay Sizes:** N/A  
**Restrooms:** 4  
**Cranes:** No  
**Parking:** 150

**Year Built:** 1988  
**Sprinklers:** Yes  
**Signage:** Monument  
**Exterior:** N/A  
**Roof:** Rubber  
**Floors:** N/A  
**Floor Drains:** Yes  
**Acreage:** 5.700  
**Land Dimensions:** N/A

### PRICING INFORMATION

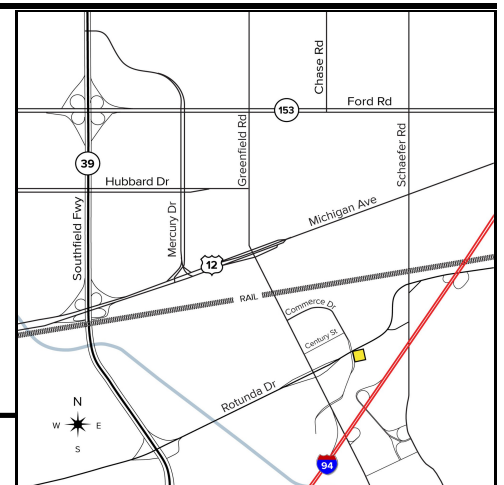
**Lease Rate:** \$9.75  
**Lease Type:** NNN  
**Sale Price:** \$6,500,000 (\$125.92/sqft)  
**Imprv Allow:** Possible  
**Tenant Responsibility:** N/A

**Mthly Rate:** \$42,000.00/mo  
**Lease Term:** 5 Year(s)  
**Taxes:** \$127,934.33 (2024/25)  
**Options:** Yes

**Deposit:** Yes  
**TD:** N/A  
**Parcel #:** 82-10-194-02-013  
**Assessor #:** N/A

### COMMENTS

Showroom for vintage automobiles. Commercial grade interior. 100% air conditioned throughout. Located near Ford World Headquarters, Ford Rouge Plant, I-94 and M-39 (Southfield). Ideal for light manufacturing or commercial sales.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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