



Industrial For Sale or Lease

Property Name: Contractors Steel
Location: 36555 Amrhein Road
City, State: Livonia, MI
Cross Streets: W. of Levan
County: Wayne
Zoning: Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 147,000
Available Sq. Ft.: 147,000

Building Type: Built
Available Shop Sq. Ft.: 138,875
Available Office Sq. Ft.: 8,125

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

PROPERTY INFORMATION

Clear Height: 25' - 35'
Grade Level Door(s): 8: 14 x 20, 12 x 14
Truckwells or Docks: 0
Exterior Construction: Brick/Block
Structural System: Steel
Air-Conditioning: Office-Rooftop
Heating: Gas Air
Availability: Immediately
Power (Amps/Volts): 1500 Amps, 240/480Volts, 3-Phase, Estimated

Freestanding: Yes
Rail: No
Security: Yes
Interior: N/A
Lighting: T-5
Bay Sizes: 63' x 63'
Restrooms: 3
Cranes: Yes, (10) 10-Ton; (1) 20-Ton
Parking: Ample

Year Built: 1968
Sprinklers: No
Signage: Yes
Exterior: N/A
Roof: Rubber Membrane
Floors: 12"
Floor Drains: Yes
Acreage: 10.860
Land Dimensions: Irregular

PRICING INFORMATION

Lease Rate: \$6.00
Lease Type: NNN
Sale Price: \$11,025,000 (\$75.00/sqft)
Imprv Allow: Possible

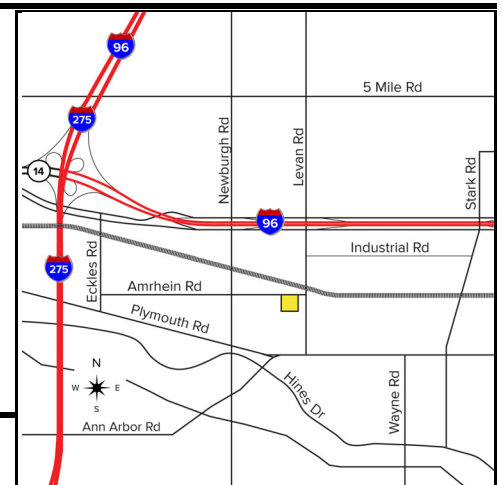
Mthly Rate: \$72,000.00/mo
Lease Term: 3-5 Year(s)
Taxes: \$153,355.96 (2024)
Options: Yes

Deposit: Yes
TD: N/A
Parcel #: 46-115-01-0007-000
Assessor #: N/A

Tenant Responsibility: Property taxes, building fire insurance, utilities, dumpsters

COMMENTS

Outstanding crane manufacturing facility located 1 mile from I-96/M-14/I-275. (10) 10-Ton cranes and (1) 20-Ton Gantry crane, (2) drive thru off loading bays, heavy power, 4 crane bays, IT room with raised floor, and several offices and cubicles. Whole building generator diesel powered. Potential for a minimum of (4) truckwells that can easily be installed.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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