

SIGNATURE ASSOCIATES
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Industrial For Sale or Lease

Property Name:
Location: 4731 Bellevue Street
City, State: Detroit, MI
Cross Streets: E. Forest Avenue
County: Wayne
Zoning: M4

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	45,662	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	9,508	**Available Shop Sq. Ft.:**	9,508	**Office Dim:**	N/A
		Available Office Sq. Ft.:	- 0	**Shop Dim:**	N/A

PROPERTY INFORMATION

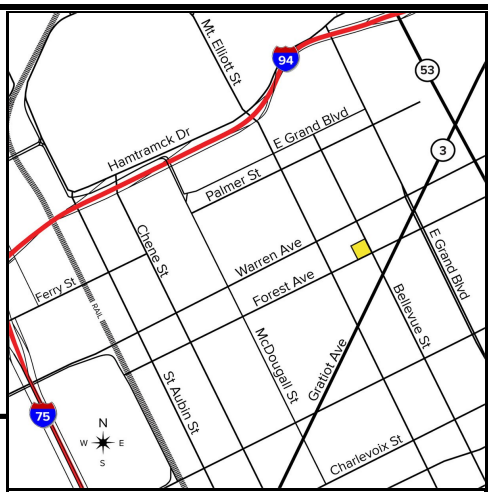
Clear Height:	14'	**Multi-Tenant:**	Yes	**Year Built:**	1963 (Retrofit: 2002)
Grade Level Door(s):	1: 8 x 8	**Rail:**	No	**Sprinklers:**	Yes
Truckwells or Docks:	2	**Security:**	No	**Signage:**	Building
Exterior Construction:	Block/Brick	**Interior:**	Yes	**Exterior:**	No
Structural System:	Steel	**Lighting:**	Fluorescent	**Roof:**	Flat
Air-Conditioning:	Yes	**Bay Sizes:**	N/A	**Floors:**	Concrete
Heating:	Radiant	**Restrooms:**	2	**Floor Drains:**	No
Availability:	Immediately	**Cranes:**	No	**Acreage:**	1.120
Power (Amps/Volts):	Ample	**Parking:**	Covered	**Land Dimensions:**	N/A

PRICING INFORMATION

Lease Rate:	$9.95	**Mthly Rate:**	N/A	**Deposit:**	N/A
Lease Type:	NNN	**Lease Term:**	3 Year(s)	**TD:**	N/A
Sale Price:	$2,900,000 ($63.51/sqft)	**Taxes:**	$13,651.14 (2024)	**Parcel #:**	15-0132502
Imprv Allow:	N/A	**Options:**	N/A	**Assessor #:**	N/A
Tenant Responsibility:	N/A				

COMMENTS

Two suites available for lease in this food production building. 7,648 sq. ft. and 1,860 sq. ft. suites available with access to shared truckwells and common area. Secured, covered parking. Tenant improvement allowance available. Building also for sale.



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.