



Industrial For Sale

Property Name:

Location: 2251 Dix Highway

City, State: Lincoln Park, MI

Cross Streets: Southfield Road

County: Wayne

Zoning: Light Ind.

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 240,000

Available Sq. Ft.: 240,000

Building Type: Built

Available Shop Sq. Ft.: 236,000

Available Office Sq. Ft.: 4,000

Mezzanine: N/A

Office Dim: N/A

Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 18' - 19'

Grade Level Door(s): 1: 14 x 18

Truckwells or Docks: 38

Exterior Construction: Reinf. Concrete

Structural System: N/A

Air-Conditioning: N/A

Heating: N/A

Availability: Immediately

Power (Amps/Volts): 1000 Amps, 480 Volts, 3-Phase

Freestanding: Yes

Rail: No

Security: No

Interior: Yes

Lighting: N/A

Bay Sizes: N/A

Restrooms: N/A

Cranes: No

Parking: 75, Surface

Year Built: 1954 (Retrofit: 2021)

Sprinklers: Yes

Signage: N/A

Exterior: No

Roof: N/A

Floors: N/A

Floor Drains: No

Acreage: 12.700

Land Dimensions: N/A

PRICING INFORMATION

Sale Price: \$13,900,000 (\$57.92/sqft)

Taxes: \$151,540 (2025)

Parcel #: 45-010-99-0004-000

Deposit: N/A

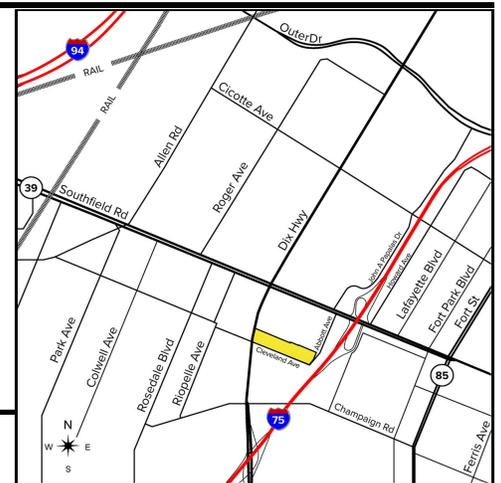
Options: N/A

TD: N/A

Assessor #: N/A

COMMENTS

240,000 sq. ft. clean distribution warehouse For Sale with immediate access to I-75 and Southfield Road and close proximity to I-94 and the Detroit Metro Airport. The property features 38 internal loading docks, 18-19' clear heights, and an additional 3 acre lot for expansion, parking, or storage.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Brad Viergever, (248) 799-3146, bviergever@signatureassociates.com

Alex Timmis, (248) 359-0623, atimmis@signatureassociates.com