

SIGNATURE ASSOCIATES
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Industrial For Sale or Lease

Property Name:
Location: 6830 Kingsley Street
City, State: Dearborn, MI
Cross Streets: Wyoming Avenue
County: Wayne
Zoning: Industrial A & B

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	37,900	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	37,900	**Available Shop Sq. Ft.:**	30,920	**Office Dim:**	N/A
		Available Office Sq. Ft.:	6,980	**Shop Dim:**	N/A

PROPERTY INFORMATION

Clear Height:	10' - 32'	**Freestanding:**	Yes	**Year Built:**	1956
Grade Level Door(s):	6: 11 x 11, 17 x 17	**Rail:**	No	**Sprinklers:**	Yes
Truckwells or Docks:	0	**Security:**	Yes	**Signage:**	Yes
Exterior Construction:	Block/Brick	**Interior:**	N/A	**Exterior:**	N/A
Structural System:	Steel	**Lighting:**	Fluor./M. Hal.	**Roof:**	Rubber
Air-Conditioning:	Office	**Bay Sizes:**	N/A	**Floors:**	Concrete
Heating:	Radiant	**Restrooms:**	4	**Floor Drains:**	No
Availability:	Immediately	**Cranes:**	Yes, 5 & 10-Ton Bridge	**Acreage:**	2.800
Power (Amps/Volts):	800 Amps, 240 Volts, 3-Phase	**Parking:**	35, Surface	**Land Dimensions:**	411 x 231

PRICING INFORMATION

Lease Rate:	$7.50	**Mthly Rate:**	N/A	**Deposit:**	Yes
Lease Type:	NNN	**Lease Term:**	5 Year(s)	**TD:**	N/A
Sale Price:	$3,000,000 ($79.16/sqft)	**Taxes:**	$22,592.68 (2026)	**Parcel #:**	82-10-082-19-011
Imprv Allow:	Possible	**Options:**	Yes	**Assessor #:**	N/A
Tenant Responsibility:	N/A				

COMMENTS

Crane building for sale or lease. 11,000 sq. ft. crane bay with 5-ton & 10-ton bridge cranes (cranes may be leased separately). 32' clear in tall bay, 10' in low bay, 26' to bottom of crane hook. Drive-ins: (4) 11'x11' & (2) 17'x17'. Fenced lot. Updated office space. Sprinklers in office area. Excludes sale of the cell tower on site.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
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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.