



Industrial For Sublease

Property Name: Romulus Business Center
Location: 36501 Van Born Road
City, State: Romulus, MI
Cross Streets: West of Wayne Road
County: Wayne
Zoning: M-1

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 970,000	Building Type: Built	Mezzanine: N/A
Available Sq. Ft.: 60,187 - 240,219	Available Shop Sq. Ft.: 58,337 - 234,561	Office Dim: N/A
	Available Office Sq. Ft.: 1,850 - 2,808	Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 20'	Multi-Tenant: Yes	Year Built: 1988
Grade Level Door(s): 4: 12 x 12	Rail: No	Sprinklers: Yes
Truckwells or Docks: 25	Security: No	Signage: N/A
Exterior Construction: Insulated Steel	Interior: No	Exterior: Yes
Structural System: Steel	Lighting: LED	Roof: EPDM
Air-Conditioning: Office	Bay Sizes: 50 x 40	Floors: 6"- 8"
Heating: Gas Forced Air	Restrooms: 6	Floor Drains: No
Availability: Immediately	Cranes: No	Acreage: 56.520
Power (Amps/Volts): 1500 KVA, 480/277 Volts, 3-Phase	Parking: 50	Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$5.95	Mthly Rate: N/A	TD: N/A
Lease Type: NNN	Taxes: N/A	Deposit: N/A
Lease Term: -	Parcel #: 80-018-99-0001-710	Assessor #: N/A
Sublease Term: thru 6/30/2028	Imprv Allow: N/A	Options: N/A
Tenant Responsibility: NNN = \$1.87/SF (2026)		

COMMENTS

- Excellent warehouse/distribution building with ESFR fire suppression.
- Suite 150: 60,187 sq. ft. / Suite 140: 81,161 sq. ft. / Suite 130: 98,871 sq. ft.
- Lease expires 6/30/28



Broker: SIGNATURE ASSOCIATES

Agent(s):

Greg Hudas, (248) 799-3162, ghudas@signatureassociates.com
 Joe Hamway, (248) 948-0113, jhamway@signatureassociates.com