



Industrial For Sale or Lease

Property Name:

Location: 1200 E. McNichols Road
City, State: Highland Park, MI
Cross Streets: Oakland Street
County: Wayne
Zoning: M-4

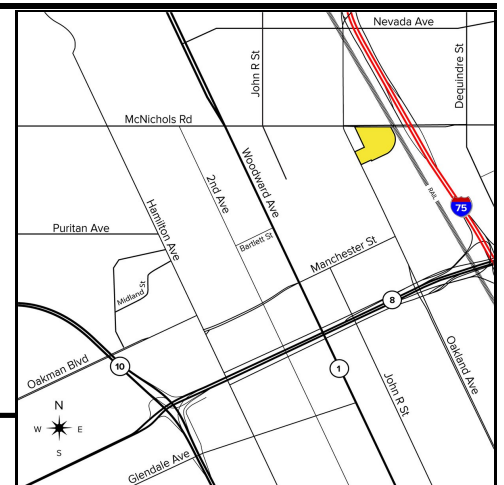
BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	525,000	Available Shop Sq. Ft.:	305,963	Office Dim:	N/A
Available Sq. Ft.:	50,000 - 305,963	Available Office Sq. Ft.:	To Suit	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1950
Clear Height:	12'	Rail:	Yes	Sprinklers:	Yes
Grade Level Door(s):	3	Security:	Yes	Signage:	Yes
Truckwells or Docks:	12	Interior:	Yes	Exterior:	No
Exterior Construction:	Brick/Block	Lighting:	Fluorescent	Roof:	Deck
Structural System:	Steel	Bay Sizes:	40	Floors:	6"
Air-Conditioning:	No	Restrooms:	M/W	Floor Drains:	No
Heating:	Boiler/Steam	Cranes:	No	Acreage:	17.790
Availability:	Immediate	Parking:	Adequate	Land Dimensions:	N/A
Power (Amps/Volts):	3-Phase; 1,000 KVA				

PRICING INFORMATION					
Lease Rate:	\$2.50	Mthly Rate:	N/A	Deposit:	2 Months
Lease Type:	NNN	Lease Term:	3-5 Year(s)	TD:	N/A
Sale Price:	\$13,900,000 (\$26.48/sqft)	Taxes:	\$38,723.07 (2024)	Parcel #:	43-002-04-0020-001
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

Multiple truckwells, 12' clear ceiling, immediate freeway access. Active rail to the site. Contact broker for rent roll.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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