



Industrial For Sale or Lease

Property Name:

Location: 880 W. Jefferson Avenue

City, State: Trenton, MI

Cross Streets: King Road

County: Wayne

Zoning: I-3, Heavy Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 24,205

Available Sq. Ft.: 24,205

Building Type:

Built

Available Shop Sq. Ft.: 20,000

Available Office Sq. Ft.: 4,205

Mezzanine: N/A

Office Dim: N/A

Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 10' - 18'

Grade Level Door(s): 2

Truckwells or Docks: 1

Exterior Construction: Block

Structural System: Block

Air-Conditioning: N/A

Heating: Forced Air

Availability: Immediately

Power (Amps/Volts): Heavy Electrical

Freestanding: Yes

Rail: Yes

Security: Yes

Interior: Yes

Lighting: N/A

Bay Sizes: N/A

Restrooms: 5

Cranes: No

Parking: 21

Year Built: 1980 (Retrofit: 2016)

Sprinklers: No

Signage: N/A

Exterior: No

Roof: N/A

Floors: Concrete

Floor Drains: Yes

Acreage: 0.730

Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$6.95

Lease Type: NNN

Sale Price: \$1,100,000 (\$45.45/sqft)

Imprv Allow: N/A

Mthly Rate: N/A

Lease Term: N/A

Taxes: \$23,849.75 (2024)

Options: N/A

Deposit: N/A

TD: N/A

Parcel #: 54-004-99-0002-701

Assessor #: N/A

Tenant Responsibility: N/A

COMMENTS

Zoned industrial/marijuana cultivation and processing approved. Excellent manufacturing building with warehouse, interior truckwell, 2,500 sq. ft. second floor office.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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