



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		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	24,205	Available Shop Sq. Ft.:	20,000	Office Dim:	N/A
Available Sq. Ft.:	24,205	Available Office Sq. Ft.:	4,205	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1980 (Retrofit: 2016)
Clear Height:	10' - 18'	Rail:	Yes	Sprinklers:	No
Grade Level Door(s):	2	Security:	Yes	Signage:	N/A
Truckwells or Docks:	1	Interior:	Yes	Exterior:	No
Exterior Construction:	Block	Lighting:	N/A	Roof:	N/A
Structural System:	Block	Bay Sizes:	N/A	Floors:	Concrete
Air-Conditioning:	N/A	Restrooms:	5	Floor Drains:	Yes
Heating:	Forced Air	Cranes:	No	Acreage:	0.730
Availability:	Immediately	Parking:	21	Land Dimensions:	N/A
Power (Amps/Volts):	Heavy Electrical				

PRICING INFORMATION

Lease Rate:	\$6.95	Mthly Rate:	N/A	Deposit:	N/A
Lease Type:	NNN	Lease Term:	N/A	TD:	N/A
Sale Price:	\$1,100,000 (\$45.45/sqft)	Taxes:	\$23,849.75 (2024)	Parcel #:	54-004-99-0002-701
Imprv Allow:	N/A	Options:	N/A	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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