

SIGNATURE ASSOCIATES
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# Industrial For Sale

**Property Name:**
**Location:** 3939 Bellevue Street
**City, State:** Detroit, MI
**Cross Streets:** Sylvester Street
**County:** Wayne
**Zoning:** M4

## BUILDING SIZE / AVAILABILITY

| | | | | | |
|---|---|---|---|---|---|
| **Total Building Sq. Ft.:** | 220,000 | **Building Type:** | Built | **Mezzanine:** | N/A |
| **Available Sq. Ft.:** | 220,000 | **Available Shop Sq. Ft.:** | 220,000 | **Office Dim:** | N/A |
| | | **Available Office Sq. Ft.:** | 0 | **Shop Dim:** | N/A |

## PROPERTY INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| **Clear Height:** | 30' | **Freestanding:** | Yes | **Year Built:** | 1943 |
| **Grade Level Door(s):** | 8: 12 x 14 | **Rail:** | No | **Sprinklers:** | No |
| **Truckwells or Docks:** | 4 | **Security:** | No | **Signage:** | N/A |
| **Exterior Construction:** | Masonry | **Interior:** | No | **Exterior:** | Yes |
| **Structural System:** | N/A | **Lighting:** | N/A | **Roof:** | N/A |
| **Air-Conditioning:** | N/A | **Bay Sizes:** | N/A | **Floors:** | N/A |
| **Heating:** | Space Heat | **Restrooms:** | Yes | **Floor Drains:** | No |
| **Availability:** | Immediately | **Cranes:** | No | **Acreage:** | 3.749 |
| **Power (Amps/Volts):** | N/A | **Parking:** | N/A | **Land Dimensions:** | N/A |

## PRICING INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| **Sale Price:** | $5,000,000 ($22.73/sqft) | **Deposit:** | N/A | **TD:** | N/A |
| **Taxes:** | $62,498.36 (2024) | **Options:** | N/A | **Assessor #:** | N/A |
| **Parcel #:** | 15013253-4 | | | | |

## COMMENTS

Located in the Empowerment Zone. Fenced Lot.




**Broker:** **SIGNATURE** ASSOCIATES

**Agent(s):**
Chris Monsour, (248) 948-0107, cmonsour@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.