

FOR SALE // 3-BUILDING CAMPUS



**550, 580 Hillsdale St & 555 Grove St
Wyandotte, Michigan**

For more information, contact:

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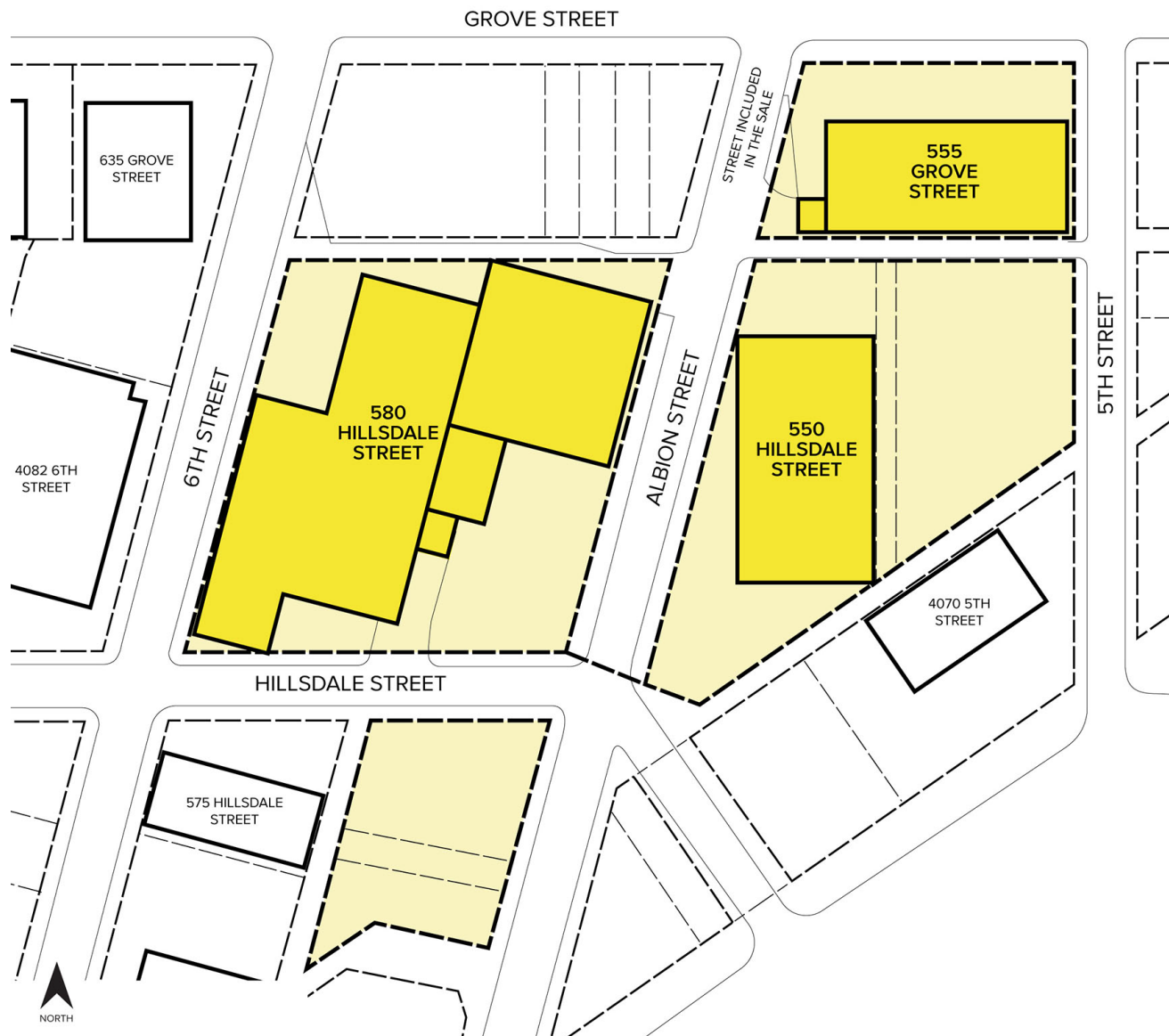
PROPERTY OVERVIEW

**3-building, 79,750 sq. ft.,
craned manufacturing
campus for sale**

- Heavy power throughout
- 18'-35' clear height
- 15 grade level doors
- 2 truckwells
- 18 cranes
- 64 parking spaces
- Located on 4.760 acres
- Sale Price: \$5,423,000
- Also available for individual sale



3-BUILDING MANUFACTURING CAMPUS





580 HILLSDALE STREET



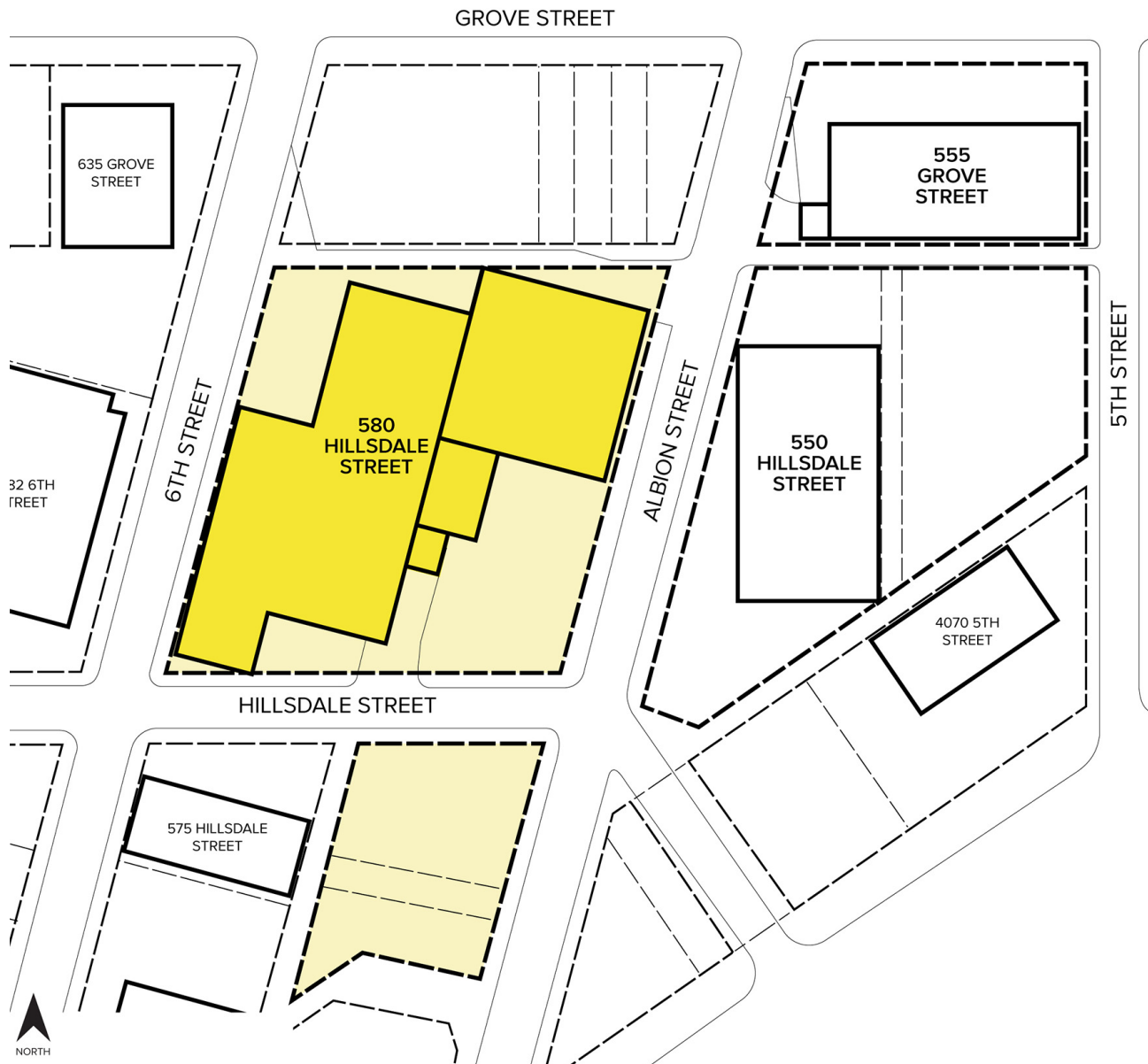
- 47,250 sq. ft. heavy power, high bay, craned facility
- 4,600 square feet of office
- Clear heights of 20', 24' and 35'
- (6) 12'x14', 14'x14' grade level doors
- (1) exterior loading dock
- (13) cranes - (4) 25-ton, (1) 10-ton, (1) 5-ton, (2) 2-ton, (5) 0.5-1-ton jib cranes
- 3600 Amps, 3-Phase, Heavy Power

- Fenced in, paved storage yard
- 28 parking spaces with vacated Albion Street available for additional parking
- Located on 2.550 acres
- Can be purchased individually or as a campus
- Sale Price: \$3,213,000 (\$68.00/sqft)





580 HILLSDALE STREET SITE PLAN





550 HILLSDALE STREET



- 18,000 square foot, heavy power, high-bay, craned facility
- 950 square feet of office
- Sloped roof with clear heights between 21'-28'
- (5) 12'x14', 12'X12' grade level doors
- 1200 Amps, 480 Volts, 3-Phase Heavy Power
- (5) cranes - (3) 10-ton (1) 6-ton (1) 3.5-ton

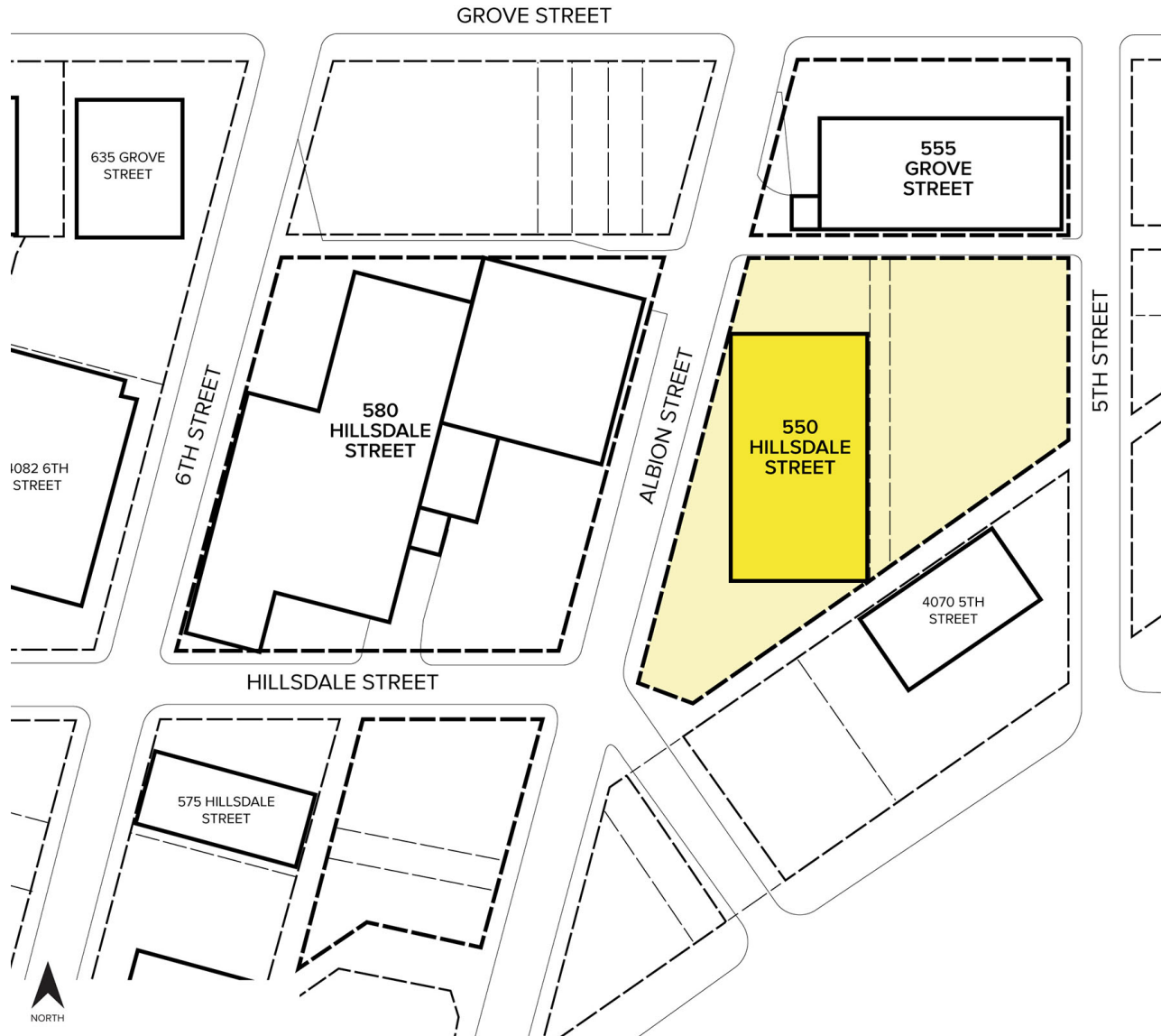


- Small yard behind the building for additional storage
- 20 parking spaces with Vacated Albion Street available for additional parking
- Located on 1.650 acres
- Can be purchased individually or as a campus
- Sale Price: \$1,224,000 (\$68.00/sq. ft.)





550 HILLSDALE STREET SITE PLAN





555 GROVE STREET



- 14,500 square foot clean traditional warehouse
- 1,000 square feet of office
- 18' clear height
- (4) 12'x14' grade level doors
- (1) exterior loading dock
- 3-Phase heavy power
- 16 parking spaces

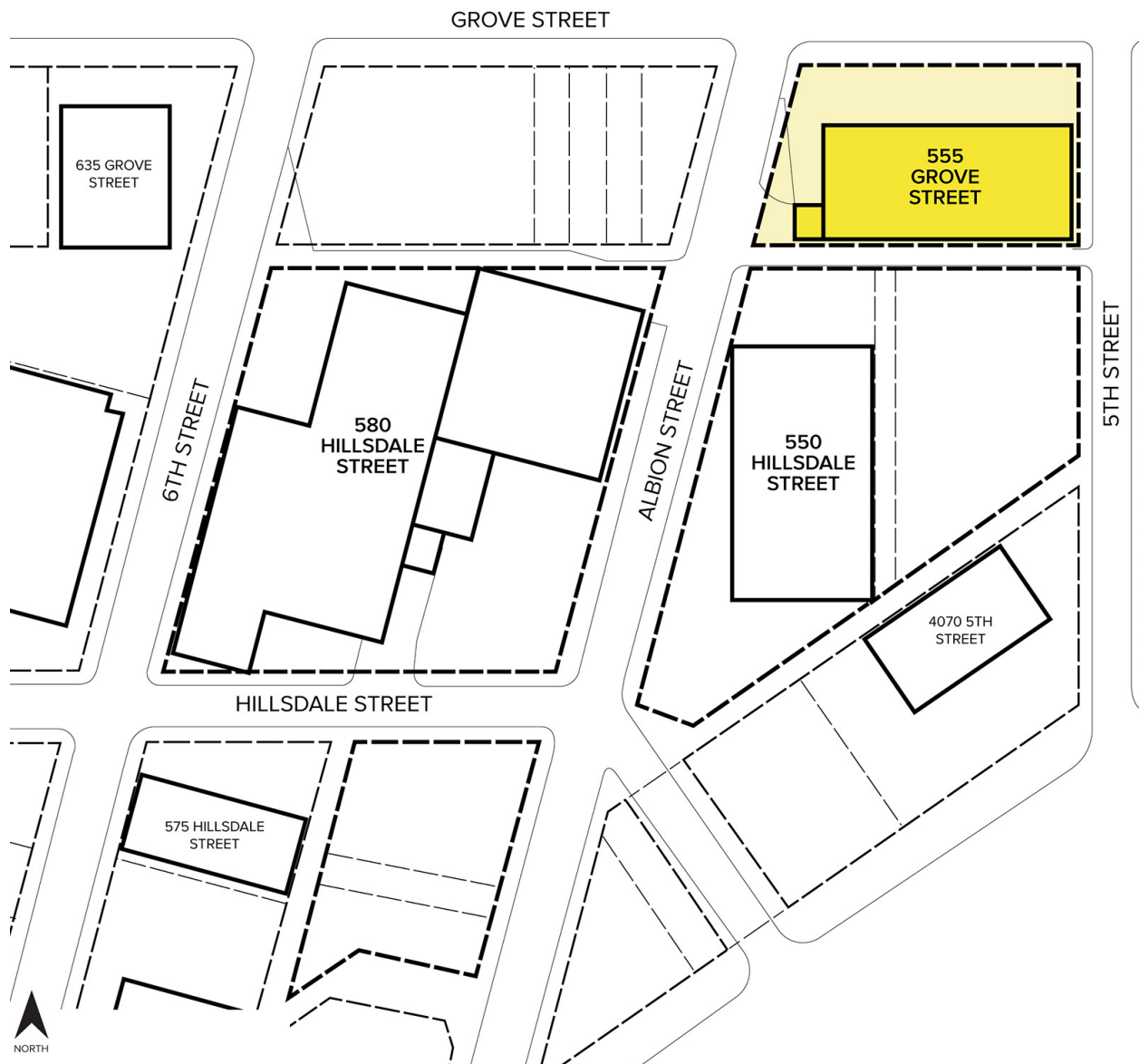


- Tenant occupying 100% of the building on a NNN lease with 2.5% annual increases until January 1, 2028, early termination upon closing possible for user buyer
- Located on 0.560 acres
- Can be purchased individually or as a campus
- Sale Price: \$986,000 (\$68.00/sqft)





555 GROVE STREET SITE PLAN





AERIAL VIEWS





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