



Industrial For Sublease

Property Name:

Location: 6837 Wyoming Avenue, Unit: D&E

City, State: Dearborn, MI

Cross Streets: S. of Warren Avenue

County: Wayne

Zoning: Heavy Industrial, IB

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 340,000

Available Sq. Ft.: 119,627

Building Type:

Built

Available Shop Sq. Ft.: 119,627

Available Office Sq. Ft.: - 0

Mezzanine: N/A

Office Dim: N/A

Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 29' - 34'

Grade Level Door(s): 10: 16 x 14, 16 x 18

Truckwells or Docks: 0

Exterior Construction: Block/Panel

Structural System: Steel

Air-Conditioning: No

Heating: Gas/Radiant

Availability: Immediately

Power (Amps/Volts): 3000 Amps, 480 Volts

Multi-Tenant: Yes

Rail: Yes, NS and CSX

Security: Yes

Interior: N/A

Lighting: T-8

Bay Sizes: N/A

Restrooms: M/W

Cranes: Yes

Parking: 300, Surface Spaces

Year Built: 1918 (Retrofit: 1990)

Sprinklers: Yes

Signage: Yes

Exterior: N/A

Roof: Rubber

Floors: N/A

Floor Drains: No

Acreage: 16.210

**Land
Dimensions:** 571 x 1186

PRICING INFORMATION

Lease Rate: \$12.00

Lease Type: Gross

Lease Term: -

Mthly Rate: N/A

Taxes: \$2.42/SF (2025)

Parcel #: 32-10-082-19-022, -035

Imprv Allow: N/A

TD: N/A

Deposit: N/A

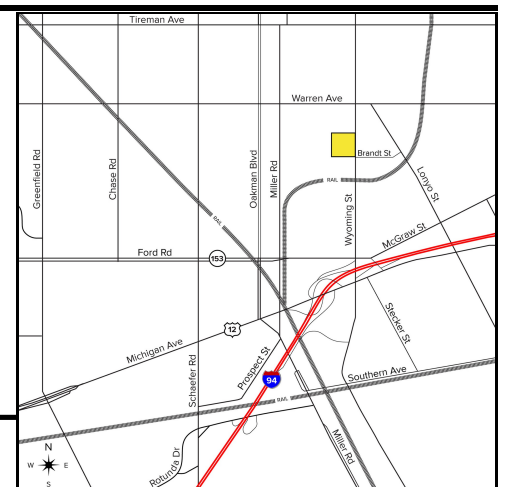
Assessor #: N/A

Options: N/A

Tenant Responsibility: N/A

COMMENTS

Exceptional Crane Building. Units D and E available for a 3-year sublease opportunity. Cranes: (2) 30-Ton, (1) 25-Ton, & (1) 15-Ton. Active Rail.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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