

SIGNATURE ASSOCIATES
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Industrial For Sale or Lease

Property Name:
Location: 6338 Lambert Street
City, State: Detroit, MI
Cross Streets: I-94 & Mt. Elliott
County: Wayne
Zoning: M4, Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	10,000	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	10,000	**Available Shop Sq. Ft.:**	9,000	**Office Dim:**	N/A
		Available Office Sq. Ft.:	1,000	**Shop Dim:**	N/A

PROPERTY INFORMATION

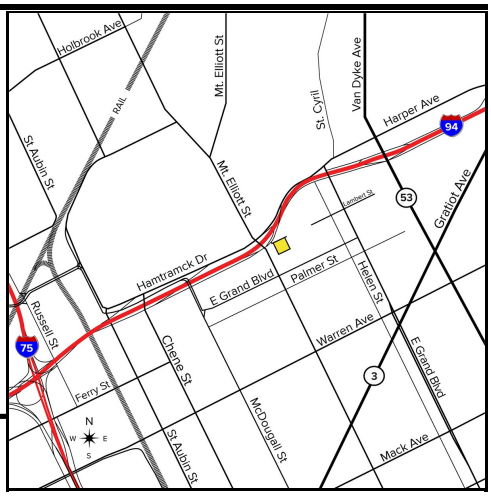
Clear Height:	12'	**Freestanding:**	Yes	**Year Built:**	1958
Grade Level Door(s):	1	**Rail:**	No	**Sprinklers:**	No
Truckwells or Docks:	1	**Security:**	No	**Signage:**	N/A
Exterior Construction:	Block	**Interior:**	No	**Exterior:**	No
Structural System:	Steel	**Lighting:**	Fluorescent	**Roof:**	Rubber
Air-Conditioning:	Yes	**Bay Sizes:**	N/A	**Floors:**	One
Heating:	Gas	**Restrooms:**	Yes	**Floor Drains:**	No
Availability:	Immediately	**Cranes:**	No	**Acreage:**	0.220
Power (Amps/Volts):	220 Volts, 3-Phase	**Parking:**	Ample	**Land Dimensions:**	N/A

PRICING INFORMATION

Lease Rate:	Monthly	**Mthly Rate:**	$4,800.00/mo	**Deposit:**	1 Month
Lease Type:	NNN	**Lease Term:**	3-5 Year(s)	**TD:**	N/A
Sale Price:	$695,000 ($69.50/sqft)	**Taxes:**	$6,400 (2024)	**Parcel #:**	15000680-2
Imprv Allow:	N/A	**Options:**	N/A	**Assessor #:**	N/A
Tenant Responsibility:	N/A				

COMMENTS

Warehouse building with great freeway access. Truckwell and drive-in overhead door.



Broker: **SIGNATURE** ASSOCIATES

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