



## Industrial For Sale or Lease

**Property Name:** Maksteel  
**Location:** 4343 Wyoming Avenue  
**City, State:** Dearborn, MI  
**Cross Streets:** I-94  
**County:** Wayne  
**Zoning:** Heavy Industrial

### BUILDING SIZE / AVAILABILITY

<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Total Building Sq. Ft.:</b>	290,894	<b>Available Shop Sq. Ft.:</b>	285,894
<b>Available Sq. Ft.:</b>	290,894	<b>Available Office Sq. Ft.:</b>	5,000
		<b>Office Dim:</b>	N/A
		<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

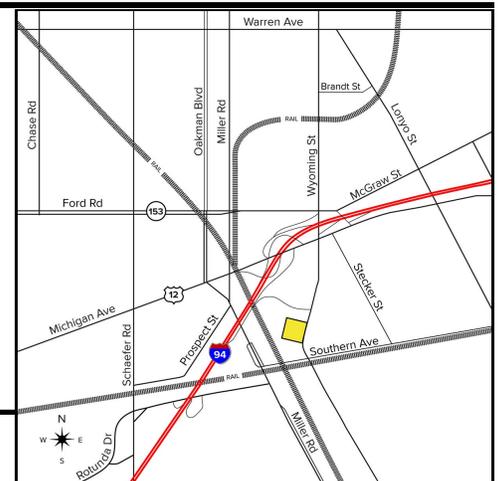
<b>Freestanding:</b>	Yes	<b>Year Built:</b>	1940 (Retrofit: 2016)
<b>Clear Height:</b>	28' - 34'	<b>Rail:</b>	Yes
<b>Grade Level Door(s):</b>	4: 16 x 16, 16 x 16	<b>Security:</b>	Yes
<b>Truckwells or Docks:</b>	6	<b>Interior:</b>	No
<b>Exterior Construction:</b>	Block/Steel	<b>Lighting:</b>	T-8
<b>Structural System:</b>	Steel	<b>Bay Sizes:</b>	90 x 40
<b>Air-Conditioning:</b>	No	<b>Restrooms:</b>	M & W
<b>Heating:</b>	No	<b>Cranes:</b>	Yes, 20-40 Ton
<b>Availability:</b>	Immediately	<b>Parking:</b>	300
<b>Power (Amps/Volts):</b>	Heavy		
		<b>Roof:</b>	Rubber
		<b>Floors:</b>	8"
		<b>Floor Drains:</b>	No
		<b>Acreage:</b>	19.120
		<b>Land Dimensions:</b>	620 x 928

### PRICING INFORMATION

<b>Lease Rate:</b>	\$4.95	<b>Mthly Rate:</b>	N/A	<b>Deposit:</b>	2 Months
<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	5 Year(s)	<b>TD:</b>	N/A
<b>Sale Price:</b>	Contact Broker	<b>Taxes:</b>	\$220,571.18 (2025)	<b>Parcel #:</b>	32-10-174-04-002,003,005
<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Tenant Responsibility:</b>	N/A				

### COMMENTS

Great crane building with 90' bays. Immediate access to I-94.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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