



## Industrial For Sale

**Property Name:** Building 2  
**Location:** 18881 Sherwood Street  
**City, State:** Detroit, MI  
**Cross Streets:** Seven Mile Road  
**County:** Wayne  
**Zoning:** M-4

### BUILDING SIZE / AVAILABILITY

<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Total Building Sq. Ft.:</b>	52,291	<b>Available Shop Sq. Ft.:</b>	52,291
<b>Available Sq. Ft.:</b>	52,291	<b>Available Office Sq. Ft.:</b>	0
		<b>Office Dim:</b>	N/A
		<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

<b>Freestanding:</b>	Yes	<b>Year Built:</b>	1977
<b>Clear Height:</b>	20'	<b>Rail:</b>	Yes, Adjoining
<b>Grade Level Door(s):</b>	4	<b>Security:</b>	Yes
<b>Truckwells or Docks:</b>	0	<b>Interior:</b>	N/A
<b>Exterior Construction:</b>	Steel	<b>Lighting:</b>	N/A
<b>Structural System:</b>	N/A	<b>Bay Sizes:</b>	N/A
<b>Air-Conditioning:</b>	N/A	<b>Restrooms:</b>	N/A
<b>Heating:</b>	N/A	<b>Cranes:</b>	Yes, 8 (See Comments)
<b>Availability:</b>	February 2027	<b>Parking:</b>	35
<b>Power (Amps/Volts):</b>	Heavy	<b>Land Dimensions:</b>	N/A
		<b>Sprinklers:</b>	Yes
		<b>Signage:</b>	Yes
		<b>Exterior:</b>	N/A
		<b>Roof:</b>	N/A
		<b>Floors:</b>	N/A
		<b>Floor Drains:</b>	No
		<b>Acreeage:</b>	3.399

### PRICING INFORMATION

<b>Sale Price:</b>	\$2,400,000 (\$45.90/sqft)	<b>Deposit:</b>	N/A	<b>TD:</b>	N/A
<b>Taxes:</b>	\$25,832.32 (2025)	<b>Options:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Parcel #:</b>	15-012235				

### COMMENTS

Two buildings: 45,000 sq. ft. and 7,291 sq. ft. Can be purchased as part of a portfolio totaling 133,241 sq. ft. and 11.988 acres. Cranes:

- (1) 2-Ton 47'-4-5/8" Span
- (1) 5-Ton 47'-4-5/8" Span
- (1) 10-Ton 47'-4-5/8" Span
- (1) 10-Ton 57'-4" Span
- (2) 10-Ton 51'-0" Span
- (2) 20-Ton 57'-4" Span



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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