

SIGNATURE ASSOCIATES
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# Industrial For Sale or Lease

**Property Name:**
**Location:** 14551 E. Nine Mile Road
**City, State:** Eastpointe, MI
**Cross Streets:** Hayes Road
**County:** Macomb
**Zoning:** L-Industrial

## BUILDING SIZE / AVAILABILITY

| | | | | | |
|---|---|---|---|---|---|
| **Total Building Sq. Ft.:** | 13,138 | **Building Type:** | Built | **Mezzanine:** | N/A |
| **Available Sq. Ft.:** | 4,800 - 13,138 | **Available Shop Sq. Ft.:** | 11,138 | **Office Dim:** | N/A |
| | | **Available Office Sq. Ft.:** | 2,000 | **Shop Dim:** | N/A |

## PROPERTY INFORMATION

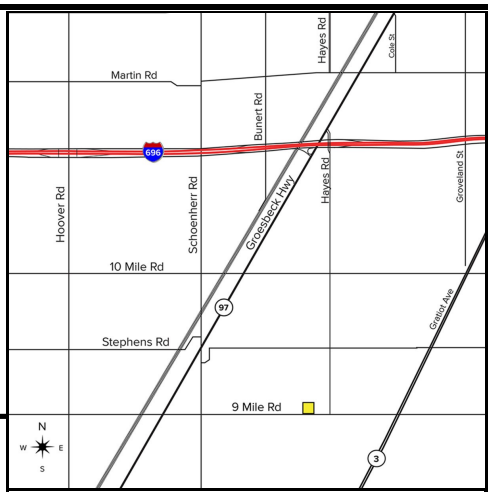
| | | | | | |
|---|---|---|---|---|---|
| **Clear Height:** | 20' | **Freestanding:** | Yes | **Year Built:** | 1946 |
| **Grade Level Door(s):** | 3: 10 x 14, 10 x 12 | **Rail:** | No | **Sprinklers:** | No |
| **Truckwells or Docks:** | 0 | **Security:** | No | **Signage:** | N/A |
| **Exterior Construction:** | N/A | **Interior:** | N/A | **Exterior:** | N/A |
| **Structural System:** | Steel | **Lighting:** | Fluorescent | **Roof:** | N/A |
| **Air-Conditioning:** | N/A | **Bay Sizes:** | N/A | **Floors:** | N/A |
| **Heating:** | Radiant/GFA | **Restrooms:** | Yes | **Floor Drains:** | No |
| **Availability:** | Immediately | **Cranes:** | Yes, See Comments | **Acreage:** | 0.640 |
| **Power (Amps/Volts):** | 440 Volts, 3-Phase | **Parking:** | Fenced & Paved | **Land Dimensions:** | N/A |

## PRICING INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| **Lease Rate:** | Monthly | **Mthly Rate:** | $9,800.00/mo | **Deposit:** | N/A |
| **Lease Type:** | Gross | **Lease Term:** | N/A | **TD:** | N/A |
| **Sale Price:** | $995,000 ($75.73/sqft) | **Taxes:** | $9,123.08 (2025) | **Parcel #:** | 02-13-25-476-053 |
| **Imprv Allow:** | N/A | **Options:** | N/A | **Assessor #:** | N/A |
| **Tenant Responsibility:** | N/A | | | | |

## COMMENTS

- Excellent manufacturing building
- (9) cranes: (2) 15-ton, (1) 5-ton, (1) 3-ton, (1) 2-ton, (4) JIB
- 25HP compressor with air lines throughout
- New Owner: Currently undergoing substantial improvements





**Broker:** **SIGNATURE** ASSOCIATES

**Agent(s):**
Joe Stack, (248) 359-0615, jstack@signatureassociates.com
Chris Monsour, (248) 948-0107, cmonsour@signatureassociates.com



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