



Industrial For Sale or Lease

Property Name:

Location: 1705-1737 Cicotte Avenue

City, State: Lincoln Park, MI

Cross Streets: West of John A. Papalas Drive

County: Wayne

Zoning: Gen. Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 251,081

Available Sq. Ft.: 20,997 - 251,081

Building Type:

Built

Available Shop Sq. Ft.: 18,997 - 249,081

Available Office Sq. Ft.: 2,000

Mezzanine: N/A

Office Dim: N/A

Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 14' - 40'

Grade Level Door(s): 8

Truckwells or Docks: 6

Exterior Construction: Metal

Structural System: Steel

Air-Conditioning: No

Heating: No

Availability: Immediately

Power (Amps/Volts): 2000 Amps, 480 Volts

Freestanding: Yes

Rail: Yes

Security: Yes

Interior: Yes

Lighting: T-5

Bay Sizes: 40x40

Restrooms: 6

Cranes: Yes, Crane Bay Prepped

Parking: 100

Year Built: 1919

Sprinklers: Dry System

Signage: Yes

Exterior: No

Roof: Rubber

Floors: 8" Concrete

Floor Drains: No

Acreage: 9.900

**Land
Dimensions:** N/A

PRICING INFORMATION

Lease Rate: Contact Broker

Lease Type: NNN

Sale Price: \$4,500,000 (\$17.92/sqft)

Imprv Allow: N/A

Tenant Responsibility: N/A

Mthly Rate: Contact Broker

Lease Term: 5-10 Year(s)

Taxes: \$71,676.73 (2025/26)

Options: N/A

Deposit: 2 Months

TD: N/A

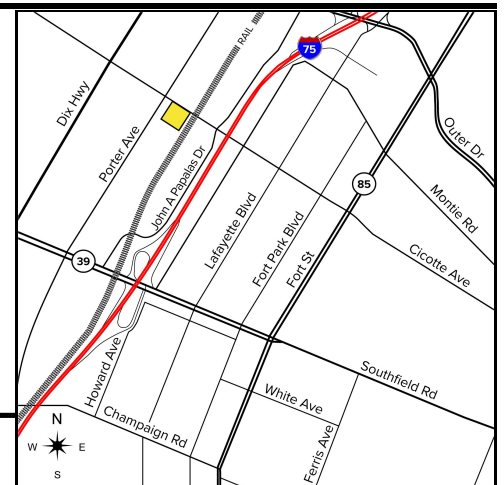
Parcel #: 45-005-99-0002-000

Assessor #: N/A

COMMENTS

Active Conrail line, good freeway access, newer roof, 22,000 sq. ft. crane prepped bay, and active dry fire suppression.

\$2.50/Sq. Ft. NNN - Lease Rate Year 1



Broker: SIGNATURE ASSOCIATES

Agent(s):

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