



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

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	251,081	Available Shop Sq. Ft.:	18,997 - 249,081
Available Sq. Ft.:	20,997 - 251,081	Available Office Sq. Ft.:	2,000
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Freestanding:	Yes	Year Built:	1919
Clear Height:	14' - 40'	Rail:	Yes
Grade Level Door(s):	8	Security:	Yes
Truckwells or Docks:	6	Interior:	Yes
Exterior Construction:	Metal	Lighting:	T-5
Structural System:	Steel	Bay Sizes:	40x40
Air-Conditioning:	No	Restrooms:	6
Heating:	No	Cranes:	No
Availability:	Immediately	Parking:	100
Power (Amps/Volts):	2000 Amps, 480 Volts		
		Roof:	Rubber
		Floors:	8" Concrete
		Floor Drains:	No
		Acreeage:	9.900
		Land Dimensions:	N/A

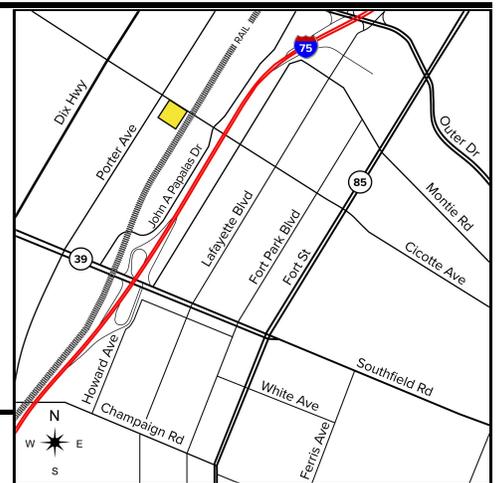
PRICING INFORMATION

Lease Rate:	Contact Broker	Mthly Rate:	Contact Broker	Deposit:	2 Months
Lease Type:	NNN	Lease Term:	5-10 Year(s)	TD:	N/A
Sale Price:	\$4,500,000 (\$17.92/sqft)	Taxes:	\$68,505.59 (2024)	Parcel #:	45-005-99-0002-000
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	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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