



Industrial For Lease

Property Name:
Location: 10395 Haggerty Street
City, State: Dearborn, MI
Cross Streets: Wyoming/Ford Road
County: Wayne
Zoning: Industrial C

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	20,037	Available Shop Sq. Ft.:	19,700
Available Sq. Ft.:	20,037	Available Office Sq. Ft.:	337
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Freestanding:	Yes	Year Built:	1948 (Retrofit: 2008)
Clear Height:	14' - 20'	Rail:	No
Grade Level Door(s):	6: 12 x 14, 20 x 13	Security:	Yes
Truckwells or Docks:	2	Interior:	Yes
Exterior Construction:	Block	Lighting:	T-5
Structural System:	Steel	Bay Sizes:	40x40
Air-Conditioning:	No	Restrooms:	1
Heating:	Gas Forced Air	Cranes:	No
Availability:	Immediately	Parking:	Ample
Power (Amps/Volts):	1000 Amps, 480 Volts, (Estimated)	Roof:	Membrane
		Floors:	6" Est.
		Floor Drains:	No
		Acreage:	1.500
		Land Dimensions:	Irregular

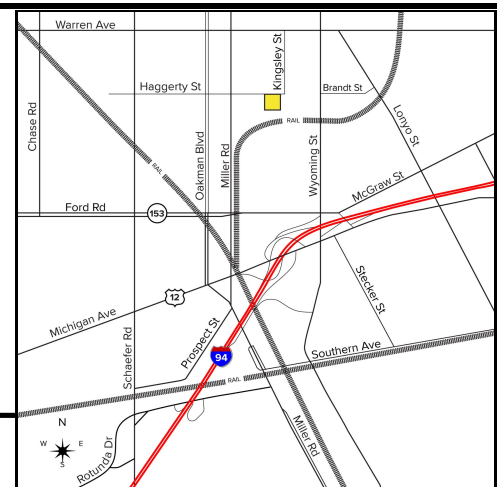
PRICING INFORMATION

Lease Rate:	\$8.00	Mthly Rate:	\$13,333.00/mo	TD:	N/A
Lease Type:	NNN	Taxes:	\$19,740 (2025)	Deposit:	Yes
Lease Term:	3-5 Year(s)	Parcel #:	82 10 082 19 031	Assessor #:	N/A
		Imprv Allow:	N/A	Options:	N/A

Tenant Responsibility: Property Taxes, Fire Insurance and General Maintenance

COMMENTS

Located in East Dearborn near Ford Road and I-94, this building is ideal for manufacturing or warehousing. Additional 3 acres of outside storage available for lease. Near Ford Rouge Plant and Truck City.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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