

FOR LEASE



12499 Evergreen Road • Detroit, MI

162,108± SF of Warehouse Space Available

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FOR LEASE

162,108± SF Warehouse Space

PROPERTY OVERVIEW

- 162,108± Warehouse Space Available For Lease
- Four Building Campus:
 - Building #1: 20,130 SF Office Building - AVAILABLE
 - Building #2: 16,612 SF Maintenance/Repair Facility - LEASED
 - Building #3: 85,493 SF Warehouse Area - AVAILABLE
 - Building #4: 76,615 SF Warehouse Area - AVAILABLE
 - Building #4: 94,275 SF Cold Storage Area - LEASED
- 18.401 Acre Site
- Building #3: Twenty-Six (26) Docks
Building #4: Twenty-Four (24) Exterior Docks
- Additional Fifteen (15) Exterior Docks on Loading Platform
- Rail Adjacent (CSX) – Next to CPKC Intermodal Terminal
- Fenced, Lit, Secure with Guard Shack
- Truck Parking / Outdoor Storage Available
- Zoned M-4 (Intensive Industrial District)
- Excellent Freeway Access via I-96/Southfield Freeway
- Lease Rate: \$4.75/SF/YR NNN
- Property Taxes: \$1.61/SF
- Insurance and CAM: \$0.91/SF





AERIAL MAP

162,108± SF Warehouse Space



Building #1 – Office Building

Total SF:	20,130
Ceiling Height:	12'
Year Built/Year Renovated:	1965/2007
Grade Level Doors:	Two (2) (Executive Parking Garage)
Roof:	Rubber Membrane with Ballast
HVAC:	Radiant Tube Heaters
Sprinklered:	Yes
Backup Generator:	Yes



Building #2 – Maintenance/Repair Building - **LEASED**

Total SF:	16,612
Ceiling Height:	16' – 18'
Grade Level Doors:	Eleven (11)
Roof:	Rubber Membrane with Ballast
HVAC:	Radiant Tube Heaters
Drive Through:	Yes
Gas Island:	Yes

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Building #3 – Warehouse Building

Total SF:	85,493 (Includes 4,000 SF Office)
Ceiling Height:	14' – 16'
Year Built:	1965
Grade Level Doors:	One (1) with Ramp Access
Docks:	Twenty-Six (26)
Roof:	Rubber Membrane with Ballast
HVAC:	Gas Forced Air



Building #4 – Warehouse Building

Total SF:	170,891 SF Warehouse (94,276 SF LEASED)
Available SF:	76,615 SF Warehouse
Ceiling Height:	14' – 16'
Year Built/Year Renovated:	1965/2005
Grade Level Doors:	None
Docks:	Twenty-Four (24) Exterior
Roof:	Rubber Membrane with Ballast – New 2024
HVAC:	Radiant Heat
Sprinklered:	Yes

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0 15' 30' 60'

GRAPHIC SCALE

LEASED PREMISES: 94,276 G.S.F.
AVAILABLE: 76,615 G.S.F.
TOTAL 1ST FLOOR*: 170,590 G.S.F.

162,108± SF Warehouse Space



TRUCK PARKING / OUTDOOR STORAGE

162,108± SF Warehouse Space



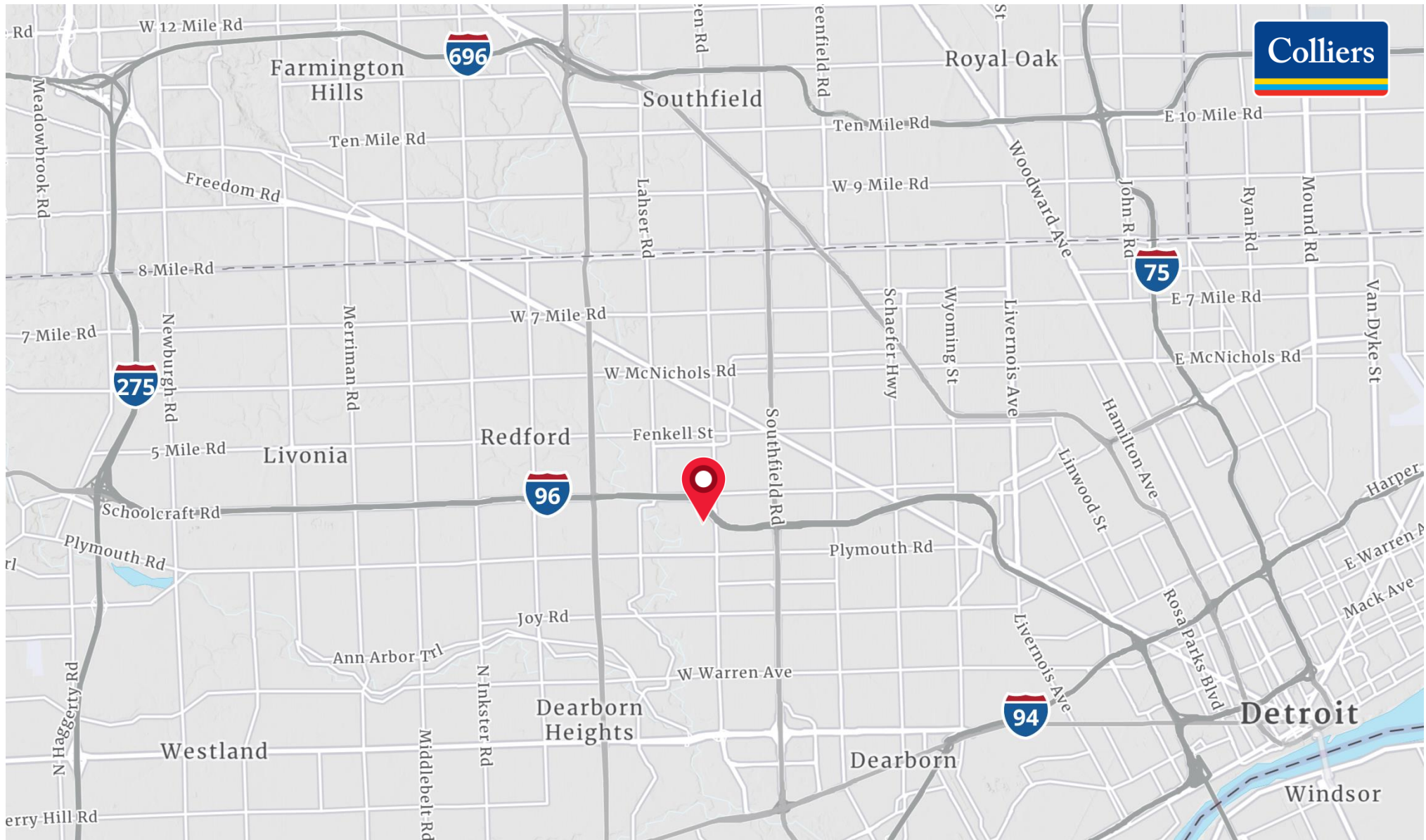
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FOR LEASE

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

LOCATION MAP

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