

HEAVY INDUSTRIAL ZONING



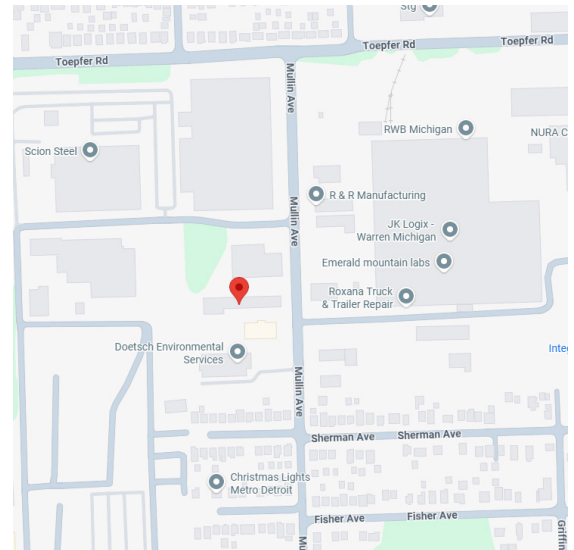
PILOT PROPERTY GROUP

GREAT MANUFACTURING BUILDING WITH TRUCK WELL 21225 MULLIN AVE, WARREN, MI 48089

PROPERTY OVERVIEW:

- Clear span shop space.
- Potential for multi-tenant space.
- Cannabis is permissible per zoning.
- Basic office space, heavy power, fenced yard.
- Contact broker for more details.

Property Type:	Industrial
Cross Streets:	West side of Mullin, South of Toepfer
Total Square Footage:	13,300
Office Sq. Ft.:	1,200
Shop Sq. Ft.:	12,100
Parcel Size:	0.90 Acres
Year Built:	1966
Zoning:	Heavy Industrial
Ceiling Height:	18'
Grade Level Doors:	(2) 14' high
Loading Docks:	(1)
Power:	480v, 3-phase, 600 AMP
Lighting:	T5
Heat Type:	Radiant
Property Taxes:	2025: \$12,187



Lease Rate:	\$6.50
Lease Type:	NNN
Sale Price:	\$864,500

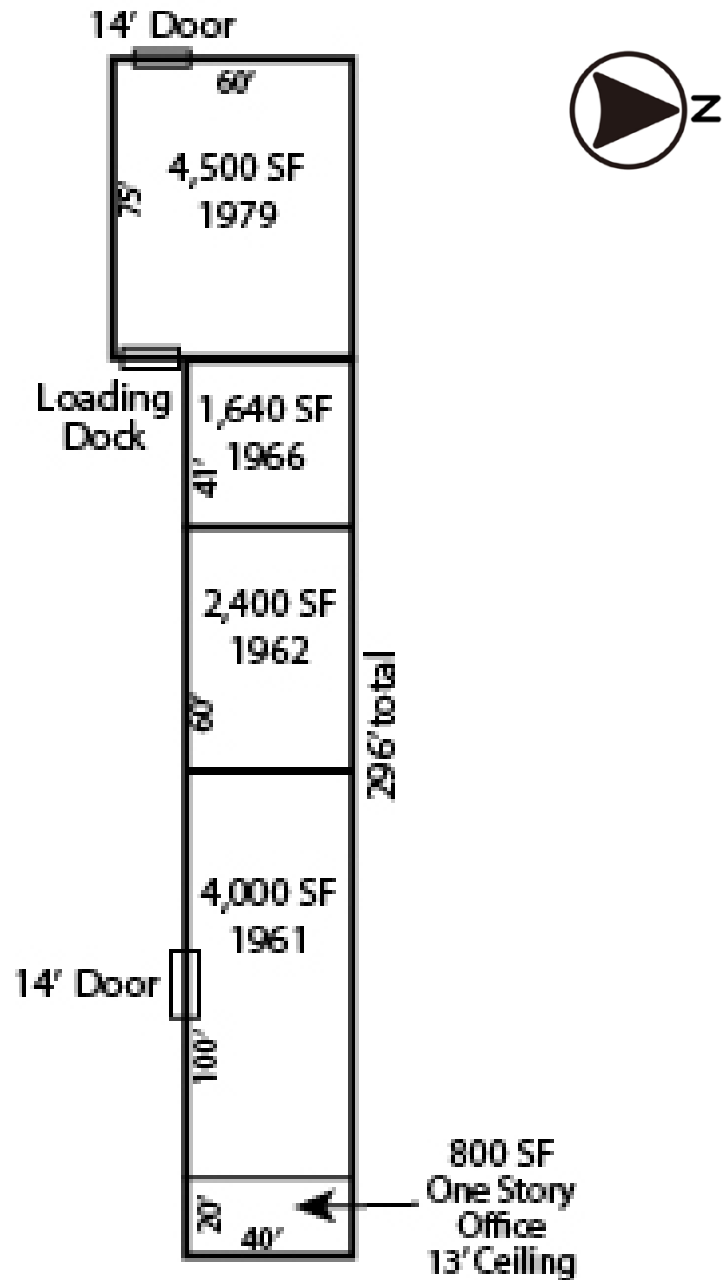
AGENT CONTACT INFO

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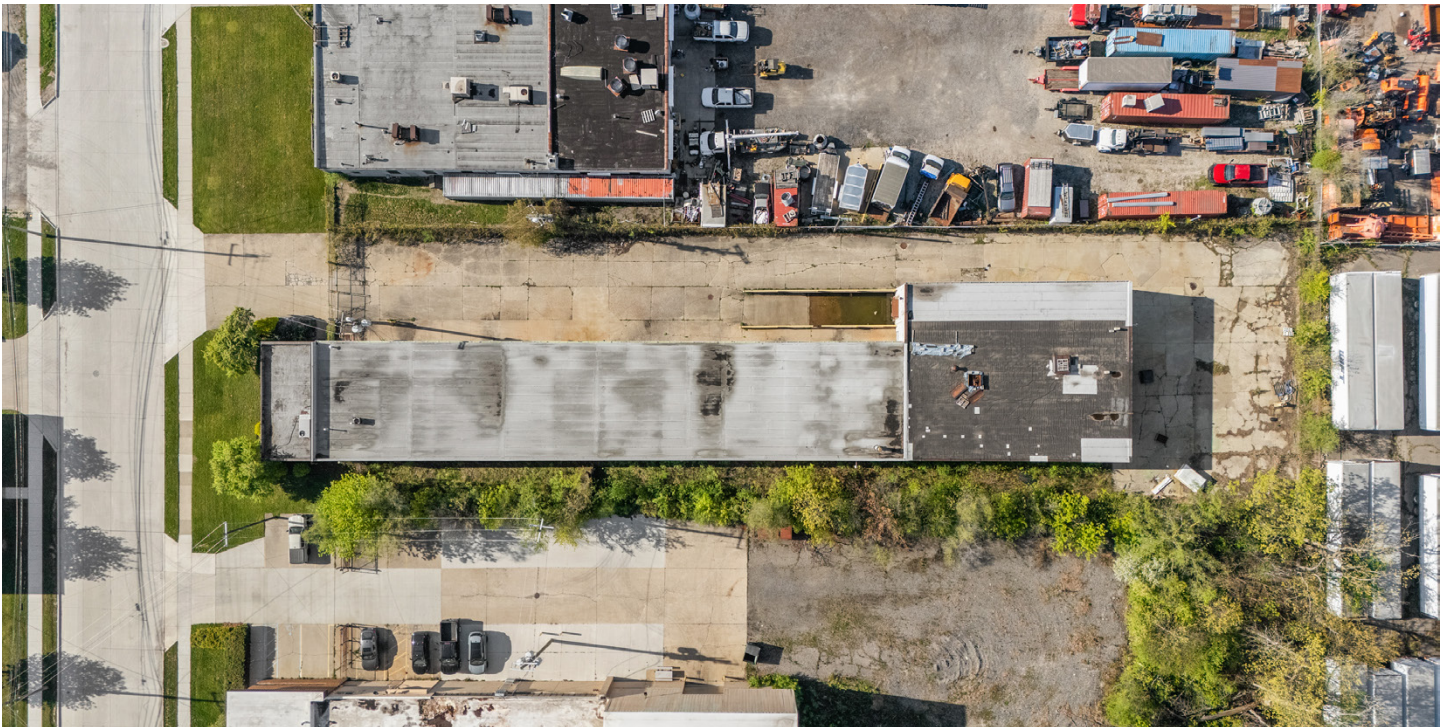
FLOORPLAN



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ADDITIONAL PHOTOS



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