



Industrial For Lease

Property Name: Gateway Industrial Center
Location: 12601 Southfield Freeway, Unit: A4
City, State: Detroit, MI
Cross Streets: Southfield Freeway & I-96
County: Wayne
Zoning: M4

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	421,000	Available Shop Sq. Ft.:	140,000	Office Dim:	N/A
Available Sq. Ft.:	140,000	Available Office Sq. Ft.:	To Suit	Shop Dim:	N/A
PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	2023
Clear Height:	40'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	0	Security:	Yes	Signage:	N/A
Truckwells or Docks:	10	Interior:	No	Exterior:	Yes
Exterior Construction:	N/A	Lighting:	N/A	Roof:	N/A
Structural System:	N/A	Bay Sizes:	50' x 50'	Floors:	To Suit
Air-Conditioning:	N/A	Restrooms:	N/A	Floor Drains:	No
Heating:	N/A	Cranes:	No	Acreage:	68.890
Availability:	Immediately	Parking:	N/A	Land Dimensions:	N/A
Power (Amps/Volts):	Heavy Power with substations available				

PRICING INFORMATION

Lease Rate:	Contact Broker	Mthly Rate:	Contact Broker	TD:	N/A
Lease Type:	Contact Broker	Taxes:	\$798,170.02 (2024)	Deposit:	N/A
Lease Term:	N/A	Parcel #:	22-0742567	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

State-of-the-art, Class A manufacturing/distribution space available at the historic Gateway Industrial Center in Detroit with immediate access to I-96 and Southfield Freeway. 40' clear height, ten (10) sheltered dock doors, heavy power, and ample space for trailer parking. Gateway offers three (3) gated entrances with 24-hour access and roaming security guards.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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