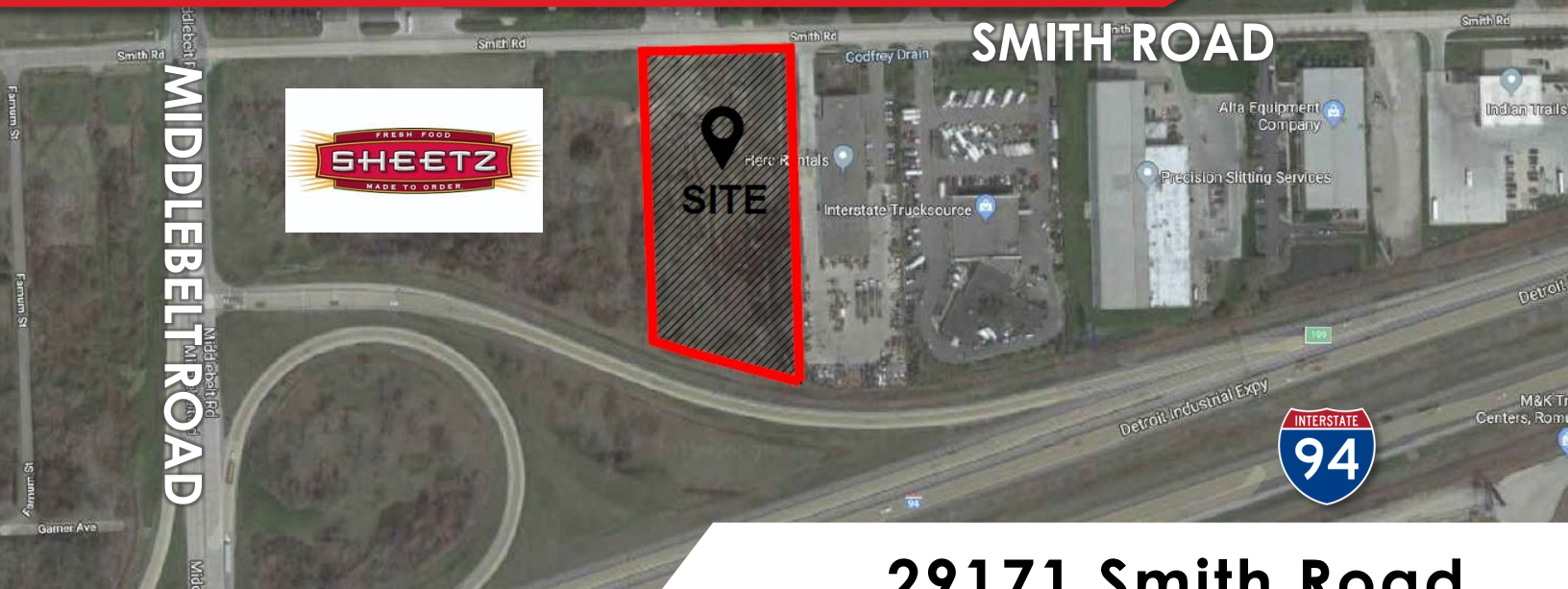


FOR SALE 3.52 Acres



**Sale Price—
\$795,000.00**

**29171 Smith Road
Romulus, MI 48174**

**Cleared Heavy Industrial Zoned
(MT) land for sale.**

**Conditionally approved site plan
for a 10,400 square foot building
with parking for up to 65
truck spots.**

Frontage on the I-94 exit ramp

**Brand new Sheetz development
located next to the property!**

Lot Size	3.52 Acres	Location	Middlebelt Road and I-94
Zoning	(M-T) Heavy Industrial	Electrical	DTE Energy
Sewer	15" North Side of Smith	Neighbors	Industrial
Gas	DTE Energy	Water	12" South Side of Smith
Frontage	276 Feet on I-94 Exit Ramp	Taxes	\$9,735.35 (2024)

Burger

& COMPANY

38345 West 10 Mile Road, Suite 100,
Farmington Hills, MI 48335

Nicolo Burger, SIOR, CCIM

Vice President

Cell Phone: (810) 224-8103

Email: nic@burgercollc.com

248-536-2888

WWW.BURGERCOLLC.COM

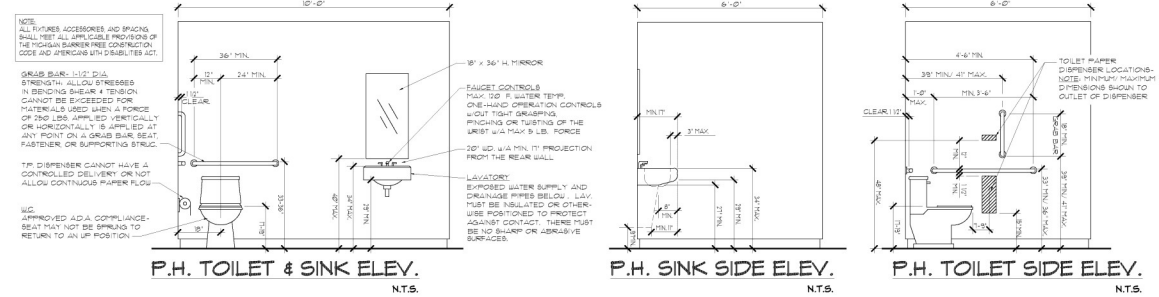


Information contained herein is deemed to be reliable but is not
guaranteed and may be withdrawn at any time.



PROPOSED FLOOR PLAN

BUILDING DATA-MBC 2015	
USE GROUP	B (BUSINESS) + B-1 (MODERATE-HAZARD STORAGE)
CONSTRUCTION TYPE	I-B
BUILDING AREA	10,400 SQ. FT.
OFFICE AREA	FOR 81 AND FLOOR: 1 PER 100 SQ. FT. OF GROSS AREA
GROSS AREA + 2300 SQ. FT. EACH FLOOR	2300 (100 + 13) OCCUPANTS EACH FLOOR
TOTAL OCCUPANTS FOR OFFICE AREA: 1301 + 46 OCCUPANTS	
REPAIR AREA: 1 PER 300 SQ. FT. OF GROSS AREA	8000/300 = 27 OCCUPANTS
GROSS AREA + 5000 SQ. FT.	
TOTAL OCCUPANT LOAD + 46+27=73 OCCUPANTS	
SPRINKLER SYSTEM	REQUIRED (WILL BE PROVIDED BY OTHERS)
TRAVEL DISTANCE	MAX. REQUIRED = 100 FT. MAX. PROVIDED = 100 FT.
EGRESS REQUIRED	REQUIRED EGRESS EXIT: 2 EGRESS EXIT PROVIDED EGRESS EXIT: 3 EGRESS EXIT

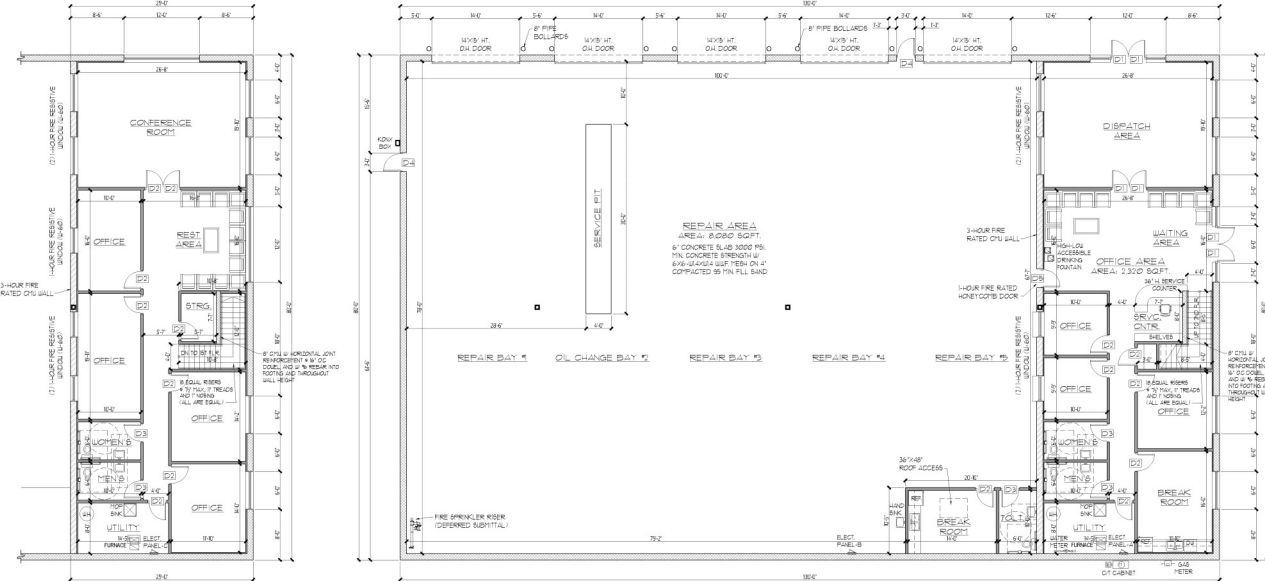


GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES INCLUDING 2015 MINNESOTA BUILDING CODE, NFPA 904, AND 2015 MINNESOTA FIRE CODE.
- CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. SUBMITTAL OF A BID SIGNIFIES THE ACCEPTANCE OF SUCH CONDITIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF STRUCTURES DURING DEMOLITION AND CONSTRUCTION, AS REQUIRED.
- CONTRACTOR SHALL REMOVE OR CAP ALL EXISTING ELECTRICAL LINES THAT WILL NOT BE USED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF DEBRIS FROM THE JOB SITE AND SHALL KEEP THE JOB SITE IN A CLEAN AND ORDERLY MANNER AT ALL TIMES.
- CONTRACTOR SHALL VERIFY ANY ADDITIONAL OWNER REQUIREMENTS NOT NOTED ON DRAWINGS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INCLUDE THE COST OF ALL REQUIRED PERMITS IN HIS BID AND SHALL SECURE SAME.
- ALL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE (UNDO).
- ALL INTERIOR PARTITIONS ARE 3/8" STEEL STUDS + 1/2" G.C. UNDO.
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- INSTALL RIGID POLYURETHANE INSULATION FOR FLOORING OF GARAGE BAYS, HALLWAYS, SHEDS, COUNTERS, ETC.

3-HOUR FIRE RATED CMU WALL (UL DESIGN U914)

N.T.S.



PROP. 2ND FLOOR PLAN (OFFICE AREA)
SCALE: 1/8" = 1'-0"

PROP. FLOOR PLAN
SCALE: 1/8" = 1'-0"

DEFERRED SUBMITTALS:
- FIRE ALARM SYSTEM PLANS INCLUDING FIRE SUPPRESSION, AND FIRE ALARM SYSTEM PLAN TO BE PROVIDED BY OTHER.

DOOR SCHEDULE		
DOOR NO.	DIMENSIONS	DESCRIPTION
D1	3'-0" x 7'-0" x 1 1/2"	1" TYPED INSULATED GLASS DOOR w/ KEY LOCK AND SELF CLOSING DEVICE
D2	3'-0" x 7'-0" x 1 1/2"	SOLID CORE WOOD-GLASS DOOR w/ KEY LOCK AND SELF CLOSING DEVICE
D3	3'-0" x 7'-0" x 1 1/2"	SOLID CORE WOOD-GLASS DOOR w/ SELF CLOSING DEVICE, PRIVACY LOCK, AND PLATE GLASS PANEL
D4	3'-0" x 7'-0" x 1 1/2"	HOLLOW METAL DOOR w/ SELF CLOSING DEVICE, PANIC BAR
D5	3'-0" x 7'-0" x 1 1/2"	HOLLOW METAL DOOR STEEL DOOR w/ SELF CLOSING DEVICE, PANIC BAR & DEAD BOLT LOCK

NOTES:
- ALL HARDWARE SETS TO BE SELECTED BY OWNER.
- ALL LOCKS SHALL BE READILY OPENED FROM INSIDE AND THE USE OF A KEY.
- ALL REAR OR BUSINESS DOORS ARE READILY OPENABLE FROM INSIDE AND THE USE OF A KEY.
- SPECIAL KNOWLEDGE OR SPECIAL BRIDGE.

Nicolo Burger, SIOR, CCIM

Vice President

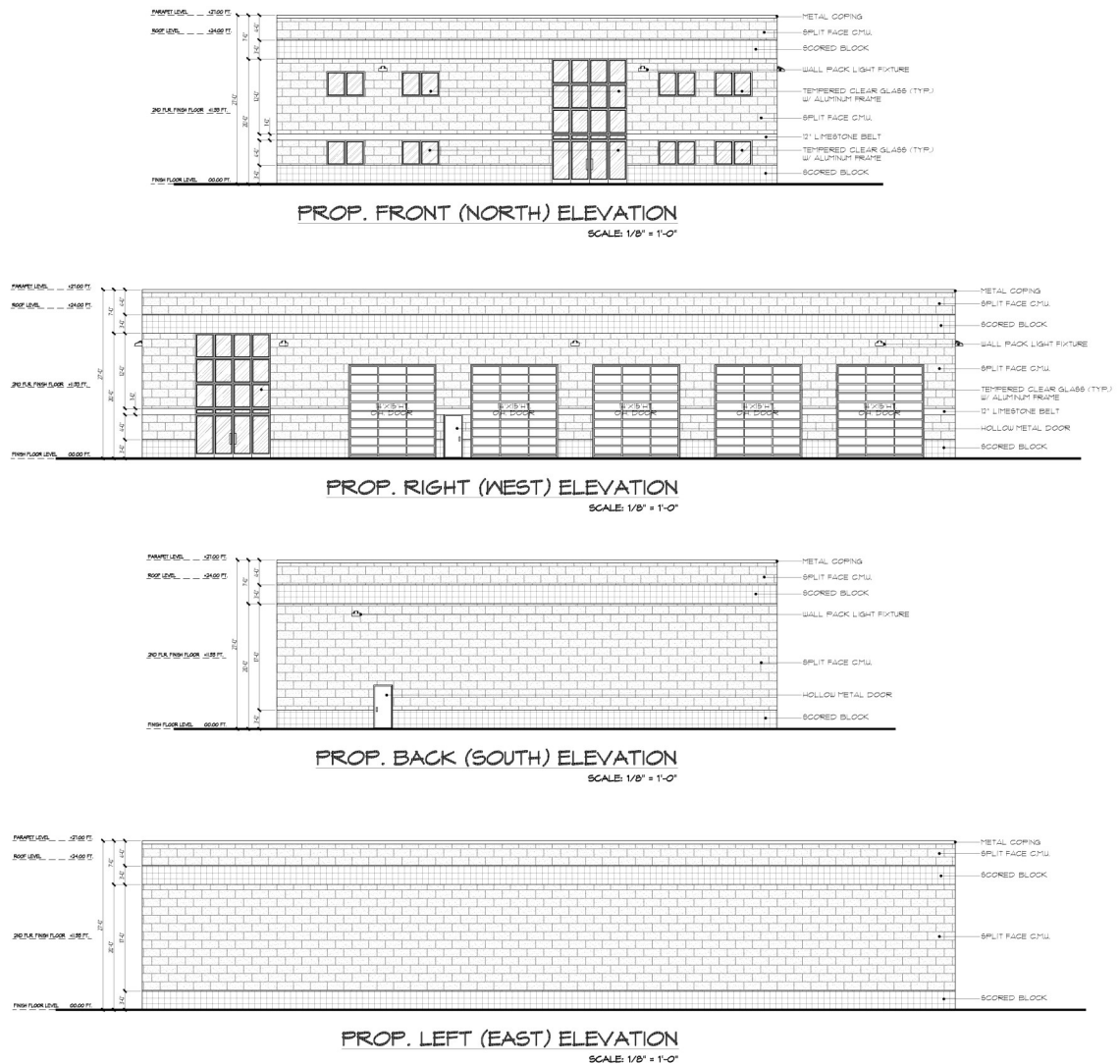
Cell Phone: (810) 224-8103

Email: nic@burgercollc.com

38345 West 10 Mile Road, Suite 100, Farmington Hills, MI 48335 | Office: 248-536-2888 | www.burgercollc.com

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

PROPOSED ELEVATIONS



Nicolo Burger, SIOR, CCIM

Vice President

Cell Phone: (810) 224-8103

Email: nic@burgercollc.com

38345 West 10 Mile Road, Suite 100, Farmington Hills, MI 48335 | Office: 248-536-2888 | www.burgercollc.com

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

AERIAL VIEWS



Nicolo Burger, SIOR, CCIM

Vice President

Cell Phone: (810) 224-8103

Email: nic@burgercollc.com

38345 West 10 Mile Road, Suite 100, Farmington Hills, MI 48335 | Office: 248-536-2888 | www.burgercollc.com

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.