



## Industrial For Sale or Lease

**Property Name:**

**Location:** 6120 Linsdale Street

**City, State:** Detroit, MI

**Cross Streets:** Livernois

**County:** Wayne

**Zoning:** M4

### BUILDING SIZE / AVAILABILITY

|                                |        |                                  |         |
|--------------------------------|--------|----------------------------------|---------|
| <b>Building Type:</b>          | Built  | <b>Mezzanine:</b>                | N/A     |
| <b>Total Building Sq. Ft.:</b> | 68,216 | <b>Available Shop Sq. Ft.:</b>   | 68,216  |
| <b>Available Sq. Ft.:</b>      | 68,216 | <b>Available Office Sq. Ft.:</b> | To Suit |
|                                |        | <b>Office Dim:</b>               | N/A     |
|                                |        | <b>Shop Dim:</b>                 | N/A     |

### PROPERTY INFORMATION

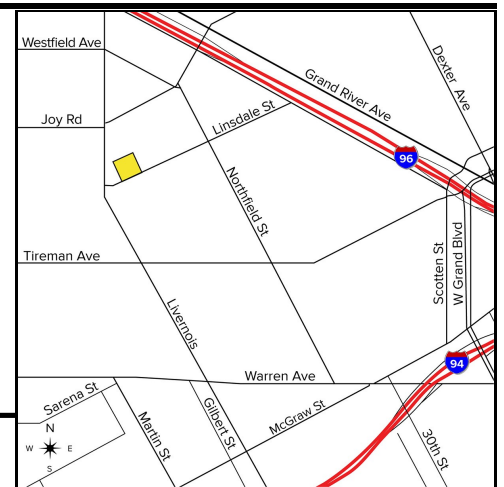
|                               |                |                         |                       |
|-------------------------------|----------------|-------------------------|-----------------------|
| <b>Freestanding:</b>          | Yes            | <b>Year Built:</b>      | 1950 (Retrofit: 2016) |
| <b>Clear Height:</b>          | 18' - 24'      | <b>Rail:</b>            | Yes                   |
| <b>Grade Level Door(s):</b>   | 4: 12 x 14     | <b>Security:</b>        | Yes                   |
| <b>Truckwells or Docks:</b>   | 6              | <b>Interior:</b>        | No                    |
| <b>Exterior Construction:</b> | N/A            | <b>Lighting:</b>        | LED                   |
| <b>Structural System:</b>     | Steel          | <b>Bay Sizes:</b>       | N/A                   |
| <b>Air-Conditioning:</b>      | No             | <b>Restrooms:</b>       | Yes                   |
| <b>Heating:</b>               | Gas Forced Air | <b>Cranes:</b>          | No                    |
| <b>Availability:</b>          | Immediately    | <b>Parking:</b>         | Ample                 |
| <b>Power (Amps/Volts):</b>    | 3-Phase        | <b>Roof:</b>            | Flat/Durolast         |
|                               |                | <b>Floors:</b>          | N/A                   |
|                               |                | <b>Floor Drains:</b>    | No                    |
|                               |                | <b>Acreage:</b>         | 2.876                 |
|                               |                | <b>Land Dimensions:</b> | N/A                   |

### PRICING INFORMATION

|                               |                            |                    |                    |                    |              |
|-------------------------------|----------------------------|--------------------|--------------------|--------------------|--------------|
| <b>Lease Rate:</b>            | \$3.00                     | <b>Mthly Rate:</b> | N/A                | <b>Deposit:</b>    | N/A          |
| <b>Lease Type:</b>            | NNN                        | <b>Lease Term:</b> | N/A                | <b>TD:</b>         | N/A          |
| <b>Sale Price:</b>            | \$2,595,000 (\$38.04/sqft) | <b>Taxes:</b>      | \$16,486.41 (2024) | <b>Parcel #:</b>   | 16016104.001 |
| <b>Imprv Allow:</b>           | N/A                        | <b>Options:</b>    | N/A                | <b>Assessor #:</b> | N/A          |
| <b>Tenant Responsibility:</b> | N/A                        |                    |                    |                    |              |

### COMMENTS

- Building secured with electrical fence
- Building lends itself to many potential uses



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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