



Industrial For Sale or Lease

Property Name:

Location: 52365 Gratiot Avenue

City, State: Chesterfield Twp., MI

Cross Streets: Twenty-Three Mile Road

County: Macomb

Zoning: M-2, Heavy Ind.

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	52,500	Available Shop Sq. Ft.:	11,000 - 47,000	Office Dim:	N/A
Available Sq. Ft.:	13,000 - 52,500	Available Office Sq. Ft.:	2,000 - 5,500	Shop Dim:	N/A

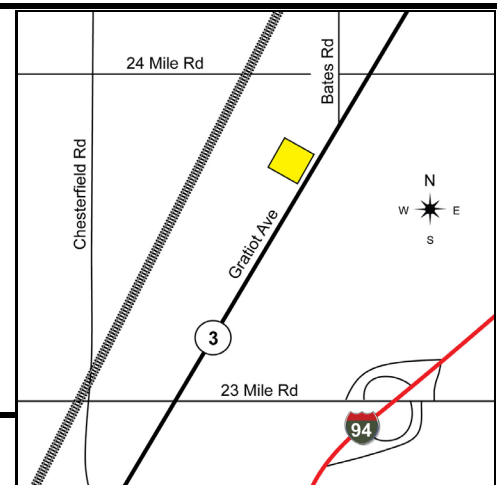
PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1960 (Retrofit: 1987)
Clear Height:	14' - 20'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	3: 12 x 14	Security:	No	Signage:	N/A
Truckwells or Docks:	4	Interior:	No	Exterior:	Yes
Exterior Construction:	N/A	Lighting:	Fluorescent	Roof:	N/A
Structural System:	Steel/Block	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	No	Restrooms:	Multiple	Floor Drains:	Yes
Heating:	Gas Forced Air	Cranes:	No	Acreage:	7.960
Availability:	Immediately	Parking:	Heavy	Land Dimensions:	N/A
Power (Amps/Volts):	240 Volts				

PRICING INFORMATION

Lease Rate:	\$4.00 - \$4.50	Mthly Rate:	N/A/mo	Deposit:	N/A
Lease Type:	NNN	Lease Term:	-	TD:	N/A
Sale Price:	\$3,100,000 (\$59.05/sqft)	Taxes:	\$20,048.09 (2018)	Parcel #:	009-017-201-009-00-00
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

Main road frontage on Gratiot with quick access to the I-94 expressway. Major renovations and improvements underway, including: new roof, paint, offices, doors, windows, truck docks, and levelers. Larger over-sized lot with room for paved outdoor storage. Landlord is flexible with demising off various square footages to lease. Property offers potential for redevelopment.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.