



## Industrial For Lease

**Property Name:**

**Location:** 5159 Loraine Street  
**City, State:** Detroit, MI  
**Cross Streets:** I-94 Service Drive, W. Warren Avenue  
**County:** Wayne  
**Zoning:** M-4

### BUILDING SIZE / AVAILABILITY

<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Total Building Sq. Ft.:</b>	11,505	<b>Available Shop Sq. Ft.:</b>	11,505
<b>Available Sq. Ft.:</b>	11,505	<b>Available Office Sq. Ft.:</b>	- 0
		<b>Office Dim:</b>	N/A
		<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

<b>Freestanding:</b>	Yes	<b>Year Built:</b>	1936
<b>Clear Height:</b>	18' - 20'	<b>Rail:</b>	No
<b>Grade Level Door(s):</b>	3	<b>Security:</b>	No
<b>Truckwells or Docks:</b>	0	<b>Interior:</b>	N/A
<b>Exterior Construction:</b>	Masonry	<b>Lighting:</b>	N/A
<b>Structural System:</b>	N/A	<b>Bay Sizes:</b>	N/A
<b>Air-Conditioning:</b>	N/A	<b>Restrooms:</b>	2
<b>Heating:</b>	Space Heat/Gas	<b>Cranes:</b>	No
<b>Availability:</b>	Immediately	<b>Parking:</b>	N/A
<b>Power (Amps/Volts):</b>	220/480V	<b>Roof:</b>	N/A
		<b>Floors:</b>	N/A
		<b>Floor Drains:</b>	No
		<b>Acreeage:</b>	0.256
		<b>Land Dimensions:</b>	96 x 116

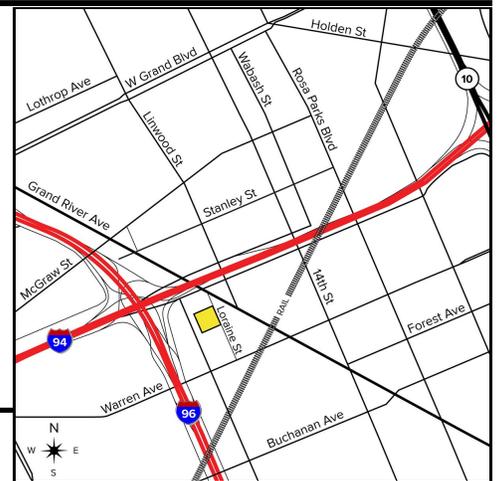
### PRICING INFORMATION

<b>Lease Rate:</b>	\$7.00	<b>Mthly Rate:</b>	N/A	<b>TD:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Taxes:</b>	\$4,541.53 (2024)	<b>Deposit:</b>	1 Month
<b>Lease Term:</b>	1-5 Year(s)	<b>Parcel #:</b>	10008302	<b>Assessor #:</b>	N/A
		<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A

**Tenant Responsibility:** Utilities, Interior & Exterior Maintenance, Insurance and Real Estate Taxes

### COMMENTS

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**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

Chris Monsour, (248) 948-0107, cmonsour@signatureassociates.com  
 Joe Stack, (248) 359-0615, jstack@signatureassociates.com