

# INDUSTRIAL PROPERTY FOR SALE/LEASE

## 36,011 SF High Bay Industrial Facility

21770 WYOMING PLACE  
OAK PARK, MI 48237



High Bays

Convenient Access to I-696 & M-10

Updated Offices with Central AC

New Shop Lavs

Road Access to All Bays



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate



### OFFERING SUMMARY

Available SF:	36,011 SF
Main Building Size:	34,571 SF
Rear Annex Building Size:	1,440 SF
Sale Price	\$1,295,000
Price Per SF	\$37.49
Lease Rate:	\$3.75 SF/yr (NNN)
Zoning:	L-1
Year Built/Renovated:	2000/2016
Lot Size:	2.3 Acres

### PROPERTY OVERVIEW

This well-located 36,011 SF industrial facility is on 2.3 acres having access from two streets. The shop areas consist of five (5) bays having an easy flow for materials. The 3,492 SF office has central AC. The annex building houses an additional 1,440 SF of storage. All bathrooms were recently renovated throughout.

### LOCATION OVERVIEW

Located south of 8 Mile Rd, north of 9 Mile Rd off of Wyoming Ave.

### PROPERTY HIGHLIGHTS

- High Bays
- Convenient Access to I-696 & M-10
- Updated Offices with Central AC
- New Shop Lavs
- Road Access to All Bays
- Substantial Off-Street Parking
- Annex building has additional 1,440 SF of storage

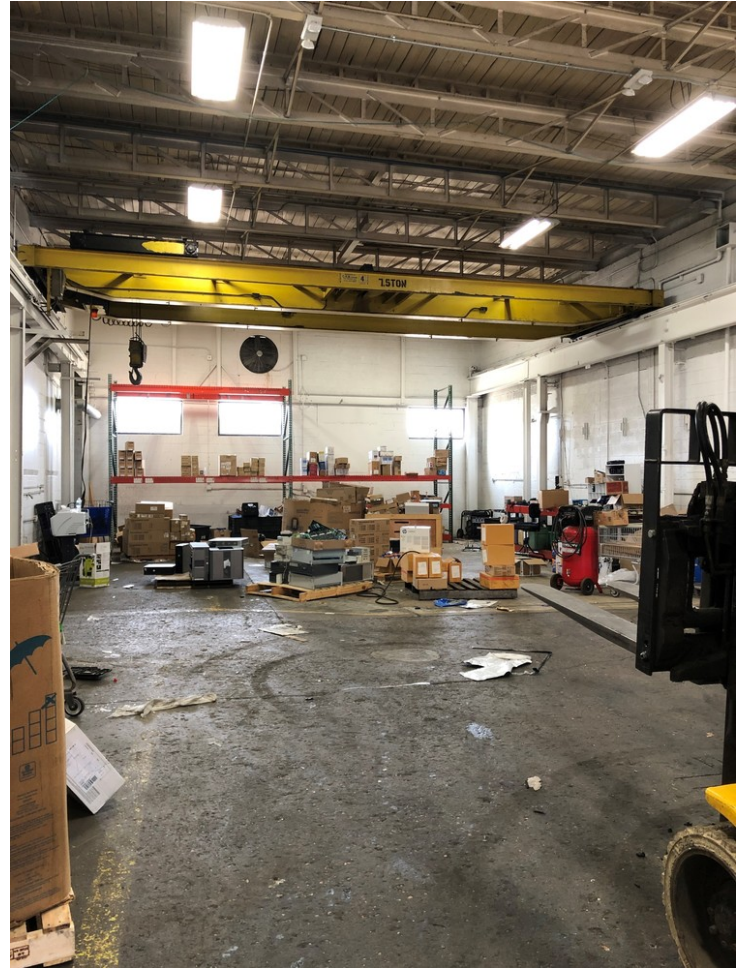


21770 WYOMING PLACE, OAK PARK, MI

// INDUSTRIAL DETAILS

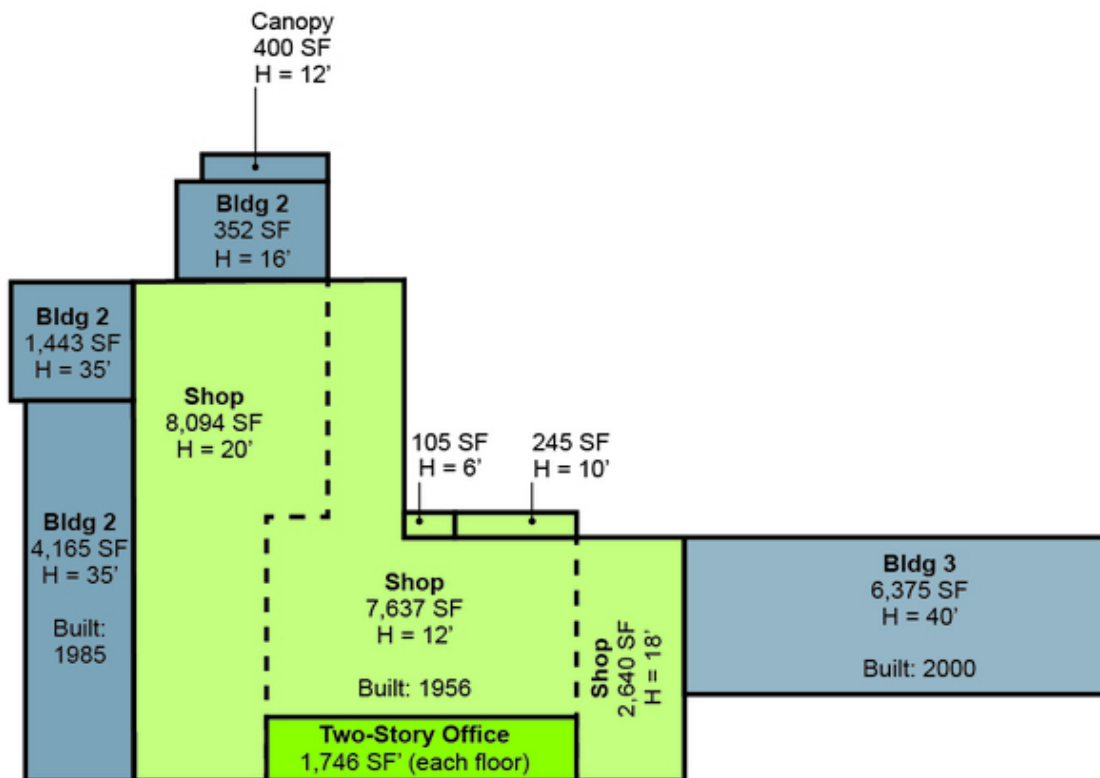
<b>PROPERTY TYPE:</b>	Industrial
<b>SALE PRICE</b>	\$1,295,000
<b>LEASE RATE:</b>	\$3.75 SF/yr (NNNN)
<b>AVAILABLE SPACE:</b>	36,011 SF
<b>SHOP SF:</b>	31,079 SF + 1,440 SF
<b>OFFICE SF:</b>	3,492 SF
<b>ZONING:</b>	L-1
<b>LOT SIZE:</b>	2.3 AC
<b>CLEAR HIEIGHTS:</b>	11'/35'
<b>OVERHEAD DOORS:</b>	(1) 15' X 15' (1) 15' X 10' (1) 11' X 13'
<b>CRANES:</b>	7.5T
<b>RAILS:</b>	Up to 30T
<b>YEAR BUILT:</b>	1956, 1985, 2000
<b>RENOVATED:</b>	2016
<b>AIR CONDITIONED:</b>	Office
<b>HEAT TYPE:</b>	Gas Forced Air
<b>TRUCKWELLS:</b>	None
<b>OCCUPANCY:</b>	Immediate









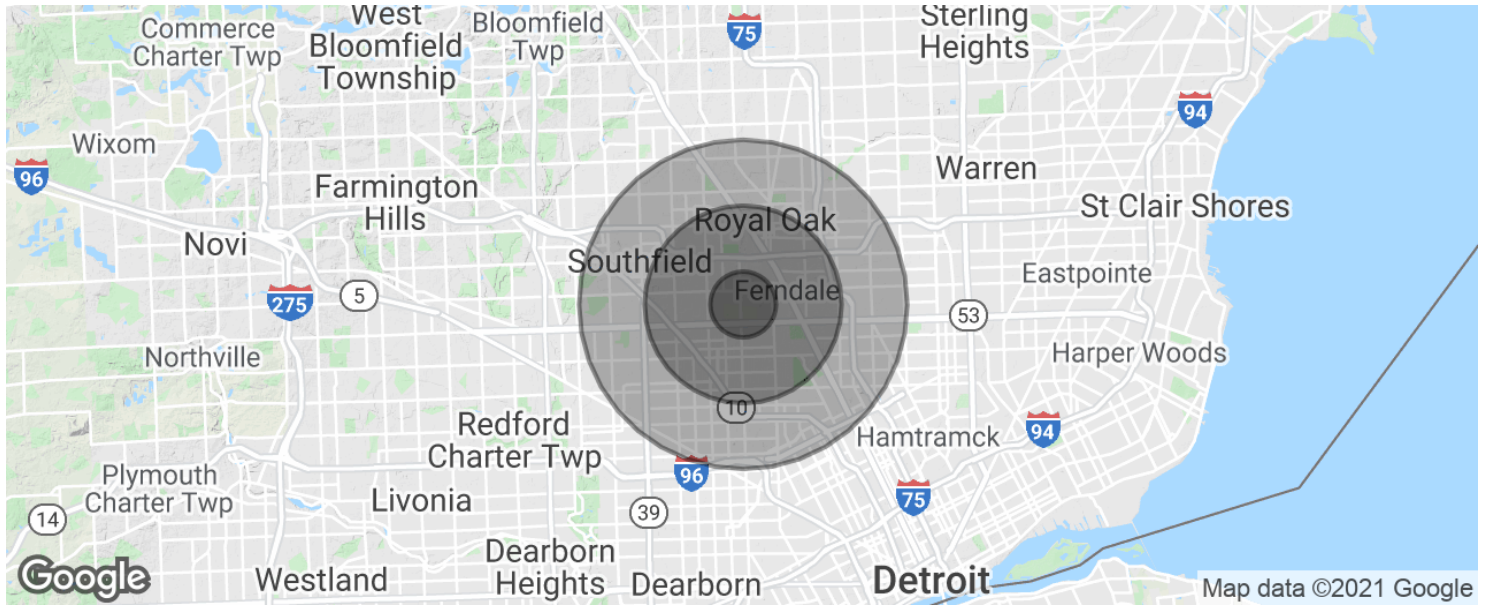


21770 WYOMING PLACE, OAK PARK, MI

// LOCATION MAPS







**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	17,286	168,758	444,876
Median age	35.9	39.1	38.2
Median age (Male)	29.9	36.4	35.7
Median age (Female)	39.0	41.0	40.2

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	6,459	69,225	180,751
# of persons per HH	2.7	2.4	2.5
Average HH income	\$50,551	\$62,903	\$57,490
Average house value	\$127,732	\$171,992	\$160,450

\* Demographic data derived from 2010 US Census