

11400 SHOEMAKER

DETROIT, MI 48213

PROPERTY HIGHLIGHTS:

- 70,000 SF industrial building for sale or lease
- Potential Green Zone approved building
- 2-story facility with 35,000 SF on each floor
- Caterpillar 450 KVA on-wheel generator included
- Cell tower located on property with lease options through 2024
- Present income on tower is \$2,963.30/month with 4% annual increases
- Sale Price: \$2,450,000 (building and tower income)
- Lease Rate: \$3.00/SF Gross
- Preferred to be sold together, will entertain building offers without the tower



FOR MORE INFORMATION PLEASE CONTACT:



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