



Industrial For Sale or Lease

Property Name: Metro
Location: 1705-1737 Cicotte Avenue
City, State: Lincoln Park, MI
Cross Streets: West of John A. Papalas Dr.
County: Wayne
Zoning: Gen. Industrial

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	251,081	Available Shop Sq. Ft.:	50,000 - 249,081
Available Sq. Ft.:	50,000 - 251,081	Available Office Sq. Ft.:	2,000
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

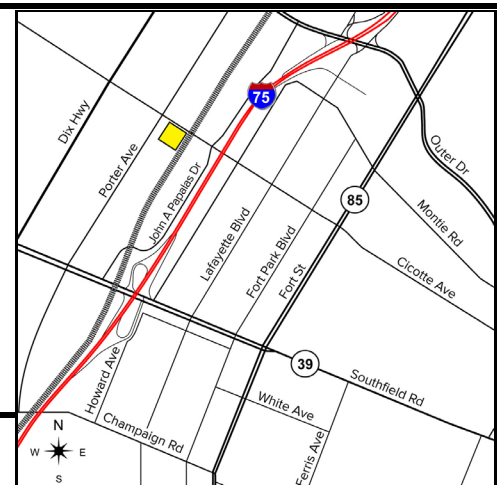
Freestanding:	Yes	Year Built:	1919
Clear Height:	14' - 40'	Rail:	Yes
Grade Level Door(s):	12: 16 x 20	Security:	Yes
Truckwells or Docks:	6	Interior:	Yes
Exterior Construction:	Metal	Lighting:	T-5
Structural System:	Steel	Bay Sizes:	40x40
Air-Conditioning:	No	Restrooms:	6
Heating:	N/A	Cranes:	No
Availability:	45 Days	Parking:	100
Power (Amps/Volts):	2000 Amps, 480 Volts	Roof:	Rubber
		Floors:	8" Concrete
		Floor Drains:	No
		Acreage:	9.900
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$3.95	Mthly Rate:	N/A	Deposit:	N/A
Lease Type:	NNN	Lease Term:	N/A	TD:	N/A
Sale Price:	\$6,529,000 (\$26.00/sqft)	Taxes:	\$47,489 (2017)	Parcel #:	45-005-99-0002-000
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

- Active CN Rail
- Good freeway access
- Newer roof
- Active dry fire suppression
- 20 ton crane rail



Broker: SIGNATURE ASSOCIATES

Agent(s):

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