



## Industrial For Lease

**Property Name:**

**Location:** 18765 Seaway Drive  
**City, State:** Melvindale, MI  
**Cross Streets:** W. of I-75 / S. of Schaefer Rd.  
**County:** Wayne  
**Zoning:** R-1, I-FA

### BUILDING SIZE / AVAILABILITY

|  |   |                        |
|--|---|------------------------|
| <b>Total Building Sq. Ft.:</b> 409,600     | <b>Building Type:</b> Built                     | <b>Mezzanine:</b> N/A  |
| <b>Available Sq. Ft.:</b> 50,000 - 200,000 | <b>Available Shop Sq. Ft.:</b> 50,000 - 198,000 | <b>Office Dim:</b> N/A |
|  | <b>Available Office Sq. Ft.:</b> 2,000          | <b>Shop Dim:</b> N/A   |

### PROPERTY INFORMATION

|   |                              |                             |
|---|------------------------------|-----------------------------|
| <b>Clear Height:</b> 24'                        | <b>Multi-Tenant:</b> Yes     | <b>Year Built:</b> 1969     |
| <b>Grade Level Door(s):</b> 1: 12 x 14          | <b>Rail:</b> Yes             | <b>Sprinklers:</b> Yes      |
| <b>Truckwells or Docks:</b> 47                  | <b>Security:</b> Yes         | <b>Signage:</b> Yes         |
| <b>Exterior Construction:</b> Pre Engineered    | <b>Interior:</b> No          | <b>Exterior:</b> Yes        |
| <b>Structural System:</b> Steel                 | <b>Lighting:</b> Fluorescent | <b>Roof:</b> N/A            |
| <b>Air-Conditioning:</b> No                     | <b>Bay Sizes:</b> N/A        | <b>Floors:</b> 6" Concrete  |
| <b>Heating:</b> Gas                             | <b>Restrooms:</b> 4          | <b>Floor Drains:</b> No     |
| <b>Availability:</b> 03/01/2019                 | <b>Cranes:</b> No            | <b>Acreage:</b> 26.360      |
| <b>Power (Amps/Volts):</b> 1000 Amps, 480 Volts | <b>Parking:</b> 200          | <b>Land Dimensions:</b> N/A |

### PRICING INFORMATION

|                                   |                                     |                        |
|-----------------------------------|-------------------------------------|------------------------|
| <b>Lease Rate:</b> \$4.75         | <b>Mthly Rate:</b> N/A              | <b>TD:</b> N/A         |
| <b>Lease Type:</b> NNN            | <b>Taxes:</b> \$224,300 (2017)      | <b>Deposit:</b> N/A    |
| <b>Lease Term:</b> 3-5 Year(s)    | <b>Parcel #:</b> 47-003-99-0004-009 | <b>Assessor #:</b> N/A |
| <b>Imprv Allow:</b> N/A           | <b>Options:</b> N/A                 |                        |
| <b>Tenant Responsibility:</b> N/A |                                     |                        |

### COMMENTS



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

Greg Hudas, (248) 799-3162, ghudas@signatureassociates.com  
 Joe Hamway, (248) 948-0113, jhamway@signatureassociates.com