

DETROIT, MICHIGAN

INDUSTRIAL/COMMERCIAL AVAILABILITY



21,662 SF WITH UP TO 37,670 SF

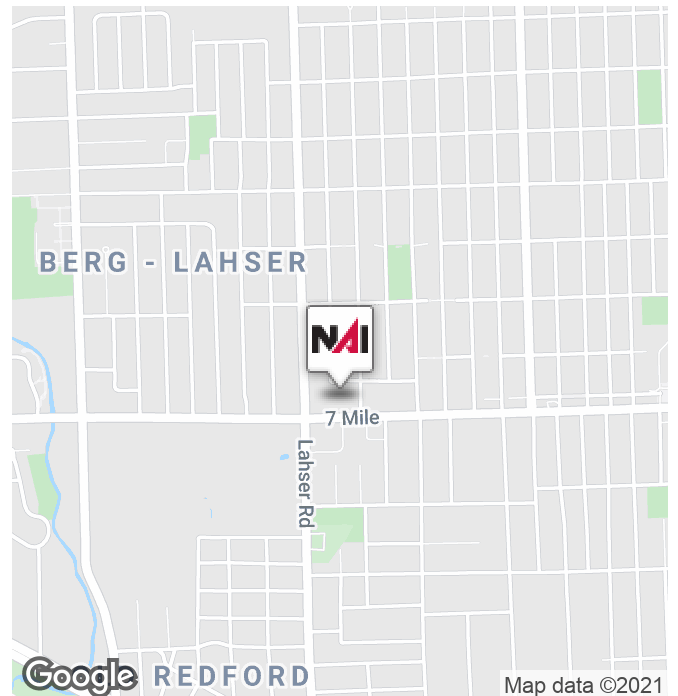


21630 W. Seven Mile Rd

Detroit, Michigan 48219

Property Highlights

- 21,662 SF Available with 16,000 SF of Flex Space. The Covered Parking Area is Part of the Roofing System, Providing for a Minimum Investment to Expand the Building Up to 37,670 SF
- Flexible/Expandable Space
- Immaculately-Maintained
- Former High - Security Government Facility
- ADA Compliant and the Building is Free of Mold, Asbestos, and Any Other Environmental Issues
- Recently Installed Firestone 60mm Fully Adhered EPDM Modified - Melt-Down, Non-Ballasted, 20-30 Year Roofing System
- Wet Fire Suppression System Checked, Updated and Tagged
- New Carpet and Paint - VERY Clean!
- 2.04 Acres, Total of 160 Parking Spots with 60 Covered Parking Under Roof



NAI Farbman

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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Sale Price	\$1,250,000
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Lease Rate	\$12.00 SF/YR
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PROPERTY INFORMATION

APN #	22-016834
Zoned:	B-4
Land Size:	2.04 Acres

BUILDING INFORMATION

Ceiling Height	18'-24'
Year Last Renovated	1990
(3) Truck Docks	
100% Climate-Controlled and Sprinklered	

AMENITIES

Property is Fenced, Lighted, and Monitored by Security System and Cameras
Abundant Secure and Covered Parking - Recently Paved
Easy Access to Major Freeways
Ample Parking: 160 Spaces

TAX INFORMATION

Assessed Value:	\$463,100
Taxable Value:	\$209,302
2015 Property Taxes/Year:	\$18,676.82
Property Taxes/SF:	\$0.86

LOCATION INFORMATION

Building Name	Former United States Government Facility
Street Address	21630 W. Seven Mile Road
City, State, Zip	Detroit, MI 48219
County	Wayne

IDEAL USES

Large Fruit or Grocery Market
Farmers Market or Flea Market
Church/School
Senior Care Facility
Distribution Center
Armor Car and Taxi Service
Service, Fleet, or Utility Companies
Automobile Body Shop



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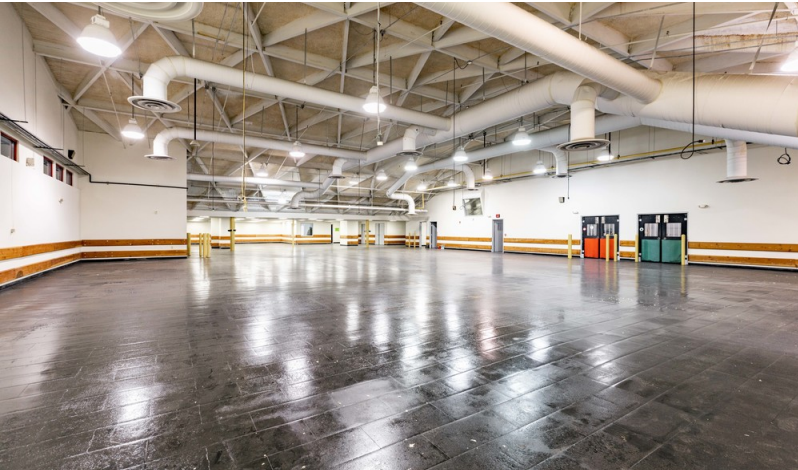
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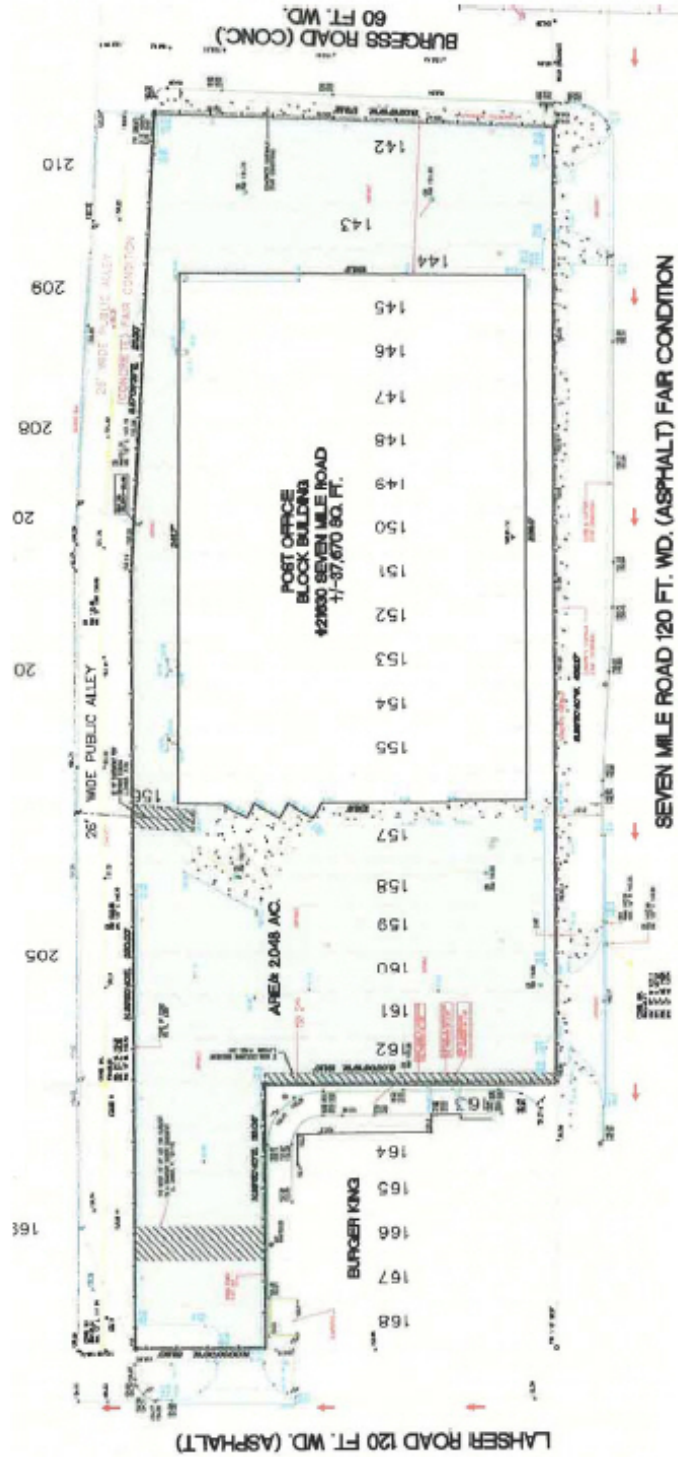
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