



Hi-Tech For Lease

Property Name: Gulley Road Industrial Park
Location: 3241 Gulley Road
City, State: Dearborn, MI
Cross Streets: Michigan Ave/Telegraph Rd
County: Wayne
Zoning: Industrial B

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	2,640
Total Building Sq. Ft.:	11,700	Available Shop Sq. Ft.:	8,500
Available Sq. Ft.:	11,700	Available Office Sq. Ft.:	3,200
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Freestanding:	Yes	Year Built:	1993
Clear Height:	18'	Rail:	No
Grade Level Door(s):	2: 12 x 14	Security:	Yes
Truckwells or Docks:	0	Interior:	N/A
Exterior Construction:	Block/Brick	Lighting:	Fluor./M. Hal.
Structural System:	Steel	Bay Sizes:	N/A
Air-Conditioning:	Roof Top	Restrooms:	2
Heating:	GFA	Cranes:	No
Availability:	Immediate	Parking:	Ample
Power (Amps/Volts):	1400 Amps, 208 Volts, 3-Phase	Roof:	Built Up
		Floors:	Concrete
		Floor Drains:	Possible
		Acreage:	N/A
		Land Dimensions:	N/A

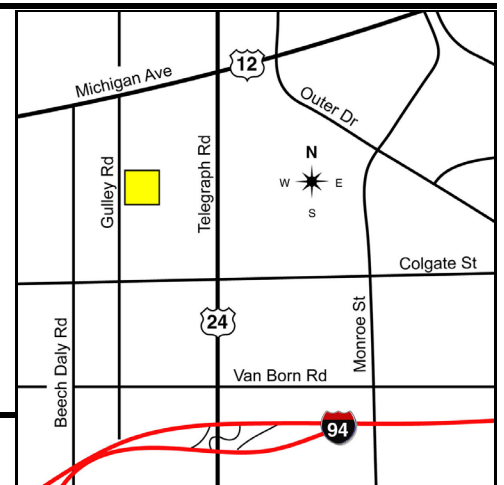
PRICING INFORMATION

Lease Rate:	\$6.50	Mthly Rate:	\$6,337.50	TD:	N/A
Lease Type:	NNN	Taxes:	N/A	Deposit:	1 Month
Lease Term:	1-5 Year(s)	Parcel #:	32-09-293-26-163	Assessor #:	N/A
Imprv Allow:	Yes	Options:	Yes		

Tenant Responsibility: NNN = \$2.07 Per Sq. Ft. Plus Janitorial & Utilities (2017)

COMMENTS

Single freestanding building. 2,640 sq. ft. of office mezzanine. 100% air-conditioned. 2 private offices downstairs with kitchenette. 4 private offices on mezzanine. Immediate availability. Near US-12 and M-39.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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