

**Hi-Tech For Lease**  
**Gulley Road Industrial Park**  
**3241 Gulley Road, Dearborn, MI**



<b>Total Building Sq. Ft.:</b>	11,700	<b>Available Shop Sq. Ft.:</b>	8,500	<b>Freestanding:</b>	Yes
<b>Available Sq. Ft.:</b>	11,700	<b>Available Office Sq. Ft.:</b>	3,200	<b>Zoning:</b>	Industrial B
<b>Building Type:</b>	Built	<b>Year Built:</b>	1993	<b>County:</b>	Wayne
<b>Cross Streets:</b>	Michigan Ave/Telegraph Rd				
<b>Clear Height:</b>	18'	<b>Rail:</b>	No	<b>Sprinklers:</b>	No
<b>Grade Level Door(s):</b>	2: 12 x 14	<b>Security:</b>	Yes	<b>Signage:</b>	Yes
<b>Truckwells or Docks:</b>	0	<b>Interior:</b>	N/A	<b>Exterior:</b>	N/A
<b>Exterior Construction:</b>	Block/Brick	<b>Lighting:</b>	Fluor./M. Hal.	<b>Roof:</b>	Built Up
<b>Structural System:</b>	Steel	<b>Bay Sizes:</b>	N/A	<b>Floors:</b>	Concrete
<b>Air-Conditioning:</b>	Roof Top	<b>Restrooms:</b>	2	<b>Floor Drains:</b>	Possible
<b>Heating:</b>	GFA	<b>Cranes:</b>	No	<b>Acreage:</b>	N/A
<b>Available:</b>	Immediate	<b>Parking:</b>	Ample	<b>Land Dim:</b>	N/A
<b>Power (Amps/Volts):</b>	1400 Amps, 208 Volts, 3-Phase				
<b>Lease Rate:</b>	\$6.50	<b>Mthly Rate:</b>	\$5,580.00	<b>TD:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Taxes:</b>	N/A	<b>Deposit:</b>	1 Month
<b>Lease Term:</b>	1-5 Year(s)	<b>Parcel #:</b>	32-09-293-26-163	<b>Assessor #:</b>	N/A
<b>Imprv Allow:</b>	Yes	<b>Options:</b>	Yes		
<b>Tenant Responsibility:</b>	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. Mezzanine: 2,640.

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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