

# FOR SALE/LEASEBACK | CLASS 'A' INDUSTRIAL

2221-2241 BELLEVUE STREET



**2221-2241 BELLEVUE STREET**  
**DETROIT, MI 48207**

## PROPERTY HIGHLIGHTS:

- 10 Year Sale/Leaseback
- 45,000 SF Class 'A' Industrial
- Heavy crane building
- 14'-45' clear height
- Sale Price \$3,500,000 (\$77.77/SF)
- Completely renovated in 2020 for \$1,050,000
- New radiant heat in shop, new furnace in office
- Extensive concrete repairs, all new LED lights inside and out, all new windows

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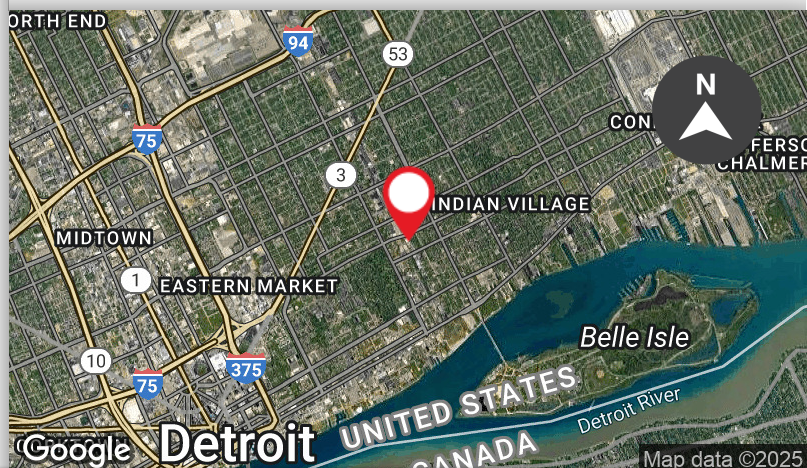


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## 2221-2241 BELLEVUE STREET | INDUSTRIAL PROPERTY **INFORMATION**

### HIGHLIGHTS

Building SF	45,000 SF
County:	Wayne
Cross Streets:	E Vernor Hwy and Bellevue St.

### SITE

Land (acres):	2.02
Parcel Number:	15-013271
Zoning:	M-4

### PRICING & AVAILABILITY

Sale Price:	\$3,500,000 (\$77.77/SF)
Taxes:	\$11,655 (2022)
Lease Rate:	\$6.00 SF/yr (NNN)

### BUILDING INFORMATION

Type:	Industrial
Year Built:	1915
Year Renovated:	2021
Stories:	1
Roof Type:	Carlisle Roof (2019)
Lighting:	LED Lights
Heating:	Radiant in shop/Furnace in office
Clear Height:	14'-45'
Cranes:	(1) 5-Ton (1) 25-Ton (1) 50-Ton
# Grade Level Doors:	2

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## 2221-2241 BELLEVUE STREET | INDUSTRIAL LOCATION **OVERVIEW**



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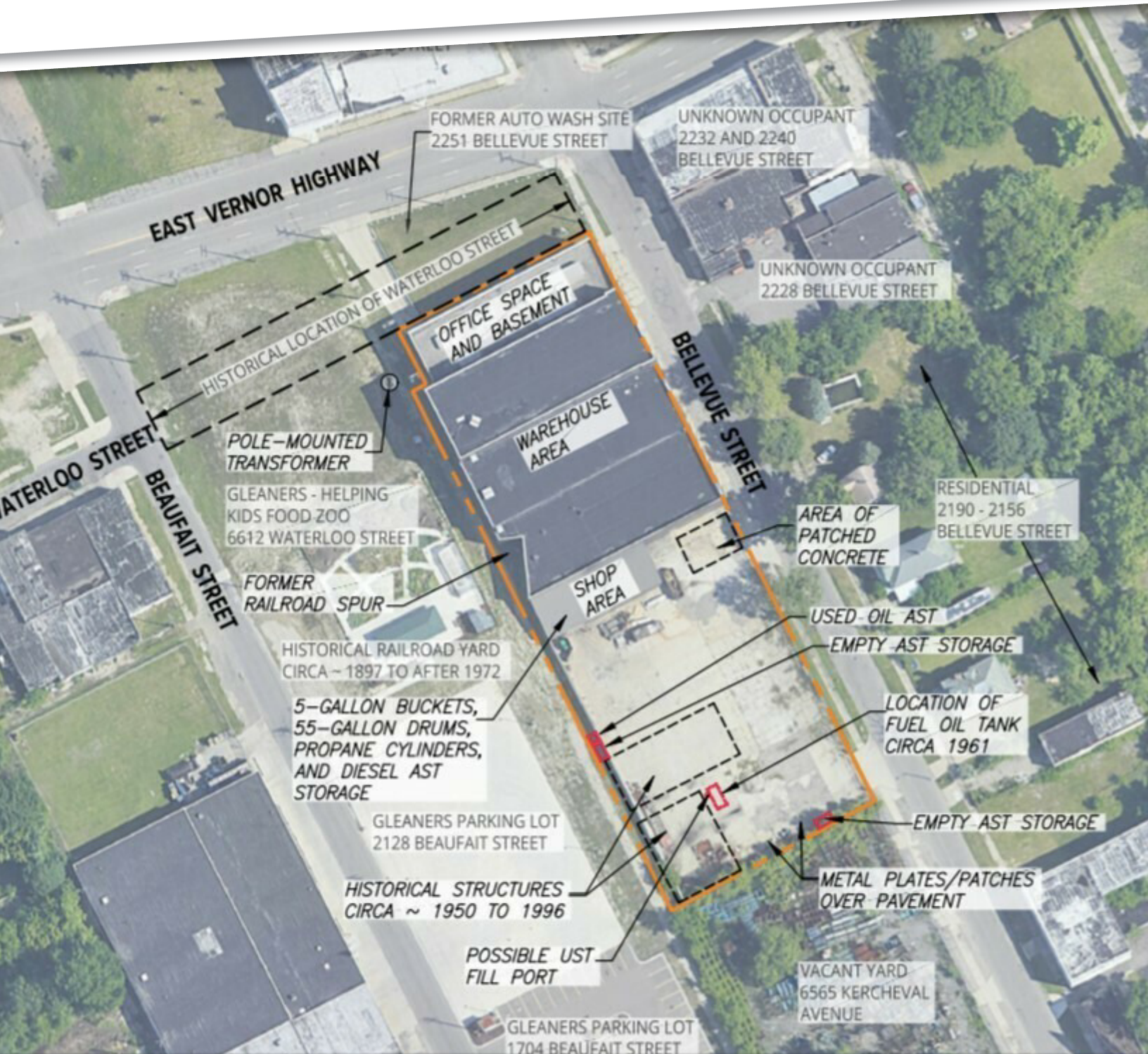
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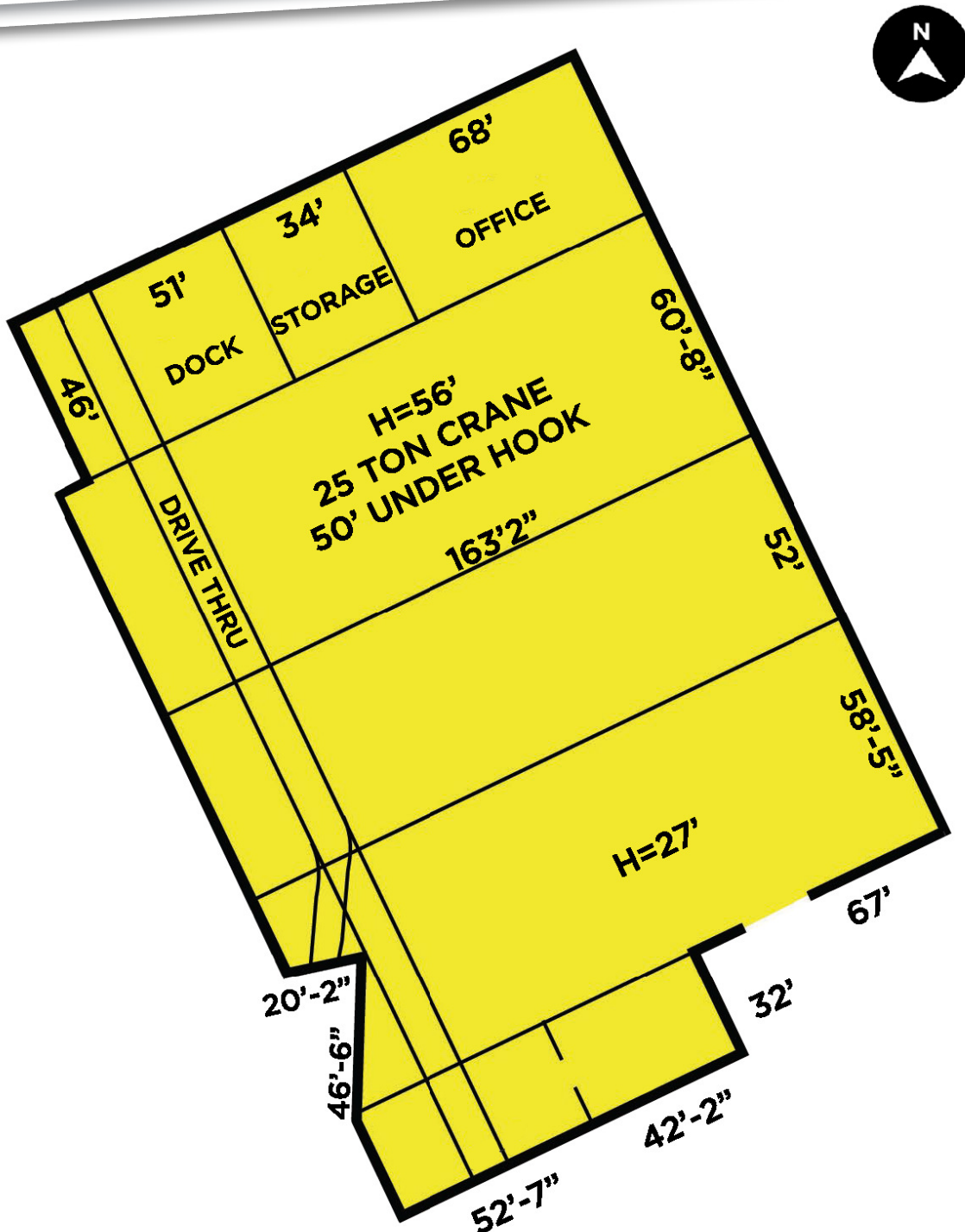


## 2221-2241 BELLEVUE STREET | INDUSTRIAL SITE PLAN





2221-2241 BELLEVUE STREET | INDUSTRIAL  
PROPERTY **FLOOR PLAN**





## 2221-2241 BELLEVUE STREET | INDUSTRIAL PROPERTY **PHOTOS**



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