

# FOR SALE 54,228 SQ. FT.



## Price Reduced

## \$2,600,000.00

## 20200 Mount Elliott Detroit, MI 48234

- Tremendous Crane Facility
- Huge fenced parking lot
- Easy access to freeways
- Buss duct
- Floor Drains
- Drive through capability
- Clear span
- Additional 1.1 Acre lot included in sale

Available Space	54,228 SF	Office Size	150 SF
Lot Size	2.06 Acres	Grade Level Doors	10
Zoning	M-4 Heavy Industrial	Shop Lights	Metal Halide / Fluorescent
Year Built	1942	Cranes	(2) 20 Ton
Building Name	Gemini Industrial	Clear Ceiling Height	40'
Location	Mt. Elliott & Eight Mile	Electrical	480 V 2000 AMPS
Heat	Radiant	Taxes	\$16,103.79 (2020)

# Burger

& COMPANY

38345 West 10 Mile Road, Suite 100,  
Farmington Hills, MI 48335

**Joseph G. Pellerito**

Senior Associate

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Email: joe.pellerito@burgercollc.com

**248-536-2888**

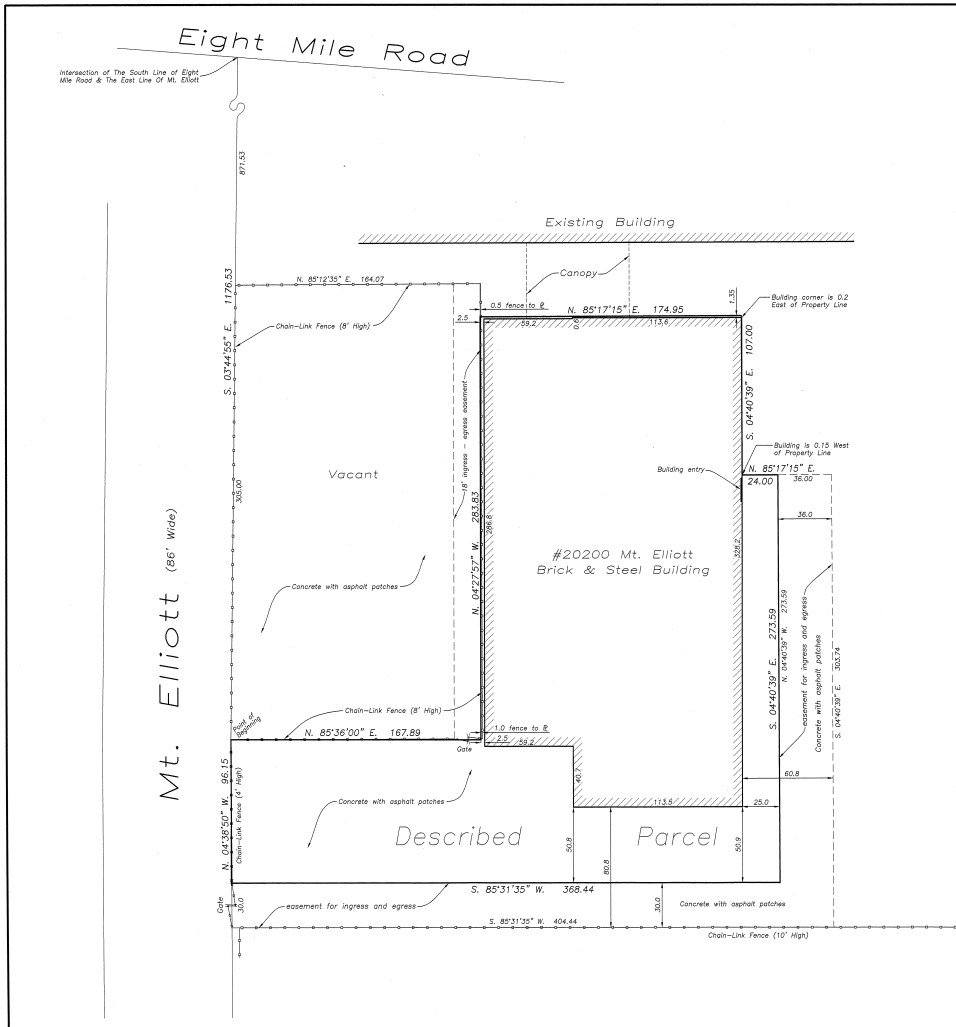
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Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.



# SURVEY



Note:  
The legal description as furnished by client does not close (begin & end in the same place) by 0.5 feet. This issue may be resolved when Title Insurance is issued.

## Legal Description

City of Detroit, Wayne County, Michigan. Beginning at a point on the Easterly line of Mt. Elliott Avenue, as opened (86 feet wide) distant South 3°44'55" East 1176.53 feet from the intersection of the South line of Eight Mile Road, as widened with the East line of said Mt. Elliott; thence North 85°36'00" East 167.89 feet; thence North 04°27'57" West 283.83 feet; thence North 85°17'15" East 174.95 feet; thence South 04°40'39" East 107.00 feet; thence North 85°17'15" East 24.0 feet; thence South 04°40'39" East 273.59 feet; thence South 85°31'35" West 368.44 feet to a point on the Easterly right-of-way line of said Mt. Elliott; thence North 04°38'50" West 96.15 feet along said Easterly right-of-way line of Mt. Elliott to a point of beginning. Comprising an area of 89,575.50 square feet or 2.056 acres of land and together with a non exclusive easement for ingress and egress to be used in common with the sellers of Kingsway Inc., the owners of the premises and their respective invitees, licensees, heirs, successor's and assigns over the following described parcel. Beginning at the Southwesterly corner of the above description being on the East right-of-way line of Mt. Elliott Avenue, thence North 85°31'35" East 368.44 feet; thence North 04°40'39" West 273.59 feet; thence North 85°17'15" East 36.00 feet; thence South 04°40'39" East 303.74 feet; thence South 85°31'35" West 404.44 feet to a point on the East right-of-way line of Mt. Elliott Avenue; thence North 04°38'50" West 30.00 feet along said East right-of-way line of Mt. Elliott Avenue to a Point of Beginning and subject to easements and matters of record.

Also enjoying a non-exclusive easement for ingress and egress over the East 18 feet of contiguous property described as follows: A parcel of land lying between and adjoining the East line of Mt. Elliott Avenue and South of Eight Mile Road and being a part of the East 1/2 of the Northwest 1/4 of Section 4, Town 1 South, Range 12 East, City of Detroit, Wayne County, Michigan and more particularly described as follows:

Beginning at a point on the East line of Mt. Elliott Avenue, which is South 3°44'55" East 871.33 feet from the Southeast corner of Eight Mile Road and Mt. Elliott Avenue; thence North 85°12'35" East 164.07 feet; thence South 04°27'57" East 306.10 feet; thence South 85°36'00" West 167.89 feet; thence North 03°44'55" West 305.00 feet to the Place of Beginning, comprising an area of 50,711.37 square feet;



3 WORKING DAYS  
BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
(MI. REG.)

	<b>Building Location</b>		POINT	N/A	
	In the City of Detroit County of Wayne State of Michigan		DATE	13 NOV 07	
	Prepared for: John Couffiel		JOB NO.	07-11-010	
	JABABSON & ASSOCIATES, P.C. Professional Land Surveyors 1300 Southfield, Farmington Hills, MI 48334 (734) 417-8246 / 417-2712 fax		SCALE	1" = 30'	
			CHECKED	LM	
		DRAWN	JG	SHEET	1 OF 1

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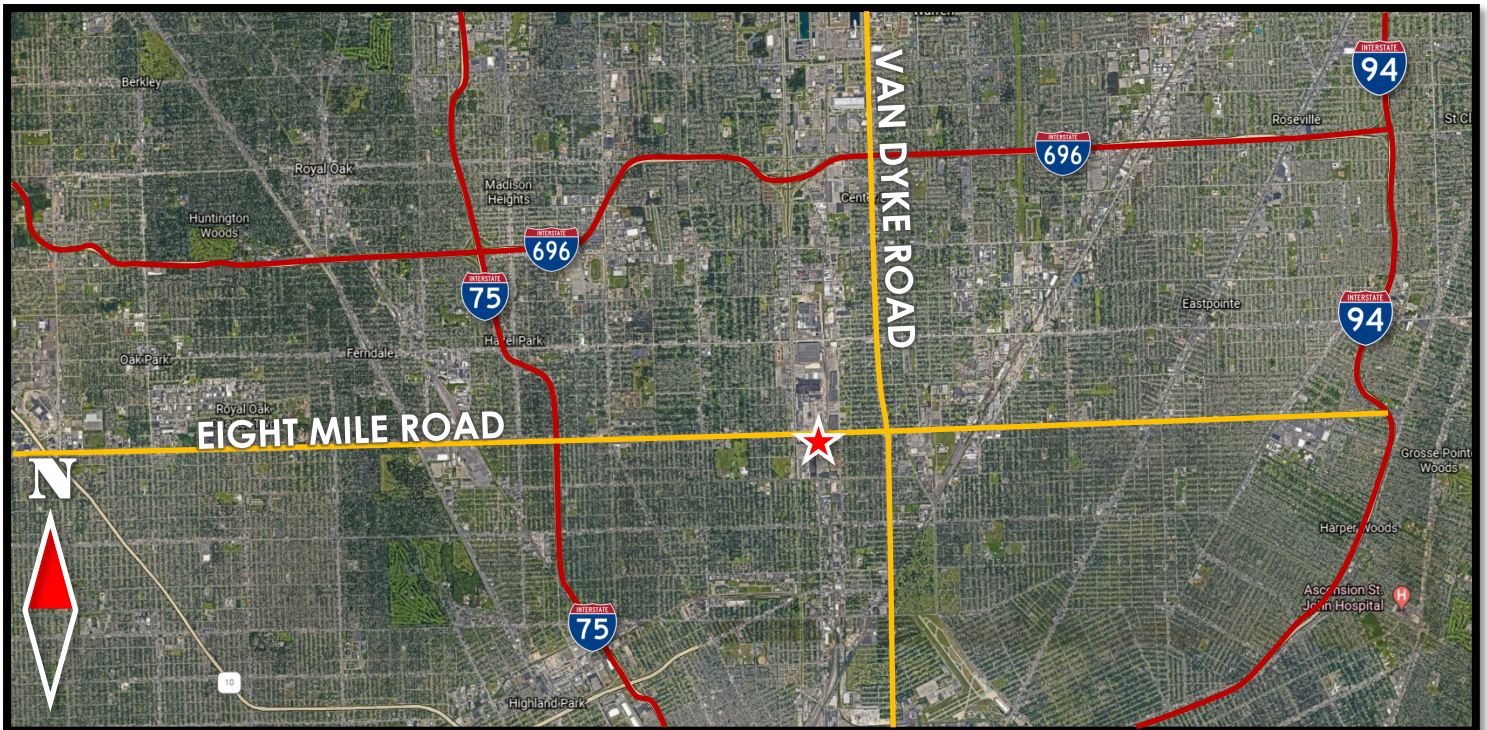
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38345 West 10 Mile Road, Suite 100, Farmington Hills, MI 48335 | Office: 248-536-2888 | www.burgercollic.com

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# AERIAL VIEWS



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