

- 16,240 square foot duplex building for sale
- Suite 100 is leased until 8/31/2026 at \$4,000 per month
- Suite 200 is leased until 9/30/2027 at \$5,000 per month
- Below market gross lease rates
- Ability for Owner occupant or investor to increase lease rates as leases expire
- Two (2) truckwells and two (2) grade level doors
- 22' clear height/gas & electric are separately metered
- Built in 2001
- New concrete in the truck loading area installed 2024
- Quick access to DTW, I-275 and I-94
- Sale Price: \$1,624,000

**Burger & Company**

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38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

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# FOR SALE

6739 Cypress Road  
Romulus, MI

## BUILDING SPECIFICATIONS



<b>Location</b>	North of Ecorse/ West of Middlebelt	<b>Total Building Square Feet</b>	16,240 SF
<b>County</b>	Wayne	<b>Office Square Feet</b>	900 - 1,800 SF
<b>Zoning</b>	M-1 Light Industrial	<b>Warehouse Square Feet</b>	7,220 - 14,400 SF
<b>Lot Size</b>	1.15 Acres (117' x 428')	<b>Year Built</b>	2001
<b>Construction</b>	Block	<b>Roof</b>	Rubber
<b>Clear Height</b>	22'	<b>Grade Level Doors</b>	Two (2) 12'x14'
<b>Cranes</b>	No	<b>Dock Doors</b>	Two (2) with Levelers
<b>Lighting</b>	LED	<b>Power</b>	3 Phase 208 volts 200 Amps
<b>Heating</b>	Radiant	<b>Sprinklers</b>	Yes
<b>Warehouse A/C</b>	No	<b>Signage</b>	Yes
<b>Buss Duct</b>	No	<b>Restrooms</b>	Yes
<b>Parking</b>	Ample	<b>Freestanding</b>	Yes/Duplex
<b>Lot Dimensions</b>	Duplex	<b>Property Taxes</b>	\$20,036.25 (2025)

### Description

- 16,240 square foot duplex building for sale
- Suite 100 is leased until 8/31/2026 at \$4,000 per month, no pass through provisions for taxes/insurance
- Suite 200 is leased until 9/30/2027 at \$5,000 per month with a 50% pass through provision for taxes & insurance
- Below market gross lease rates
- Ability for Owner occupant or investor to increase lease rates as they expire
- Two (2) truckwells and two (2) grade level doors
- 22' clear height, clear span no posts or columns in suites
- New concrete in the loading area installed 2024
- Quick access to DTW, I-275 and I-94
- Sale Price: \$1,624,000

**Sale Price**

\$1,624,000.00

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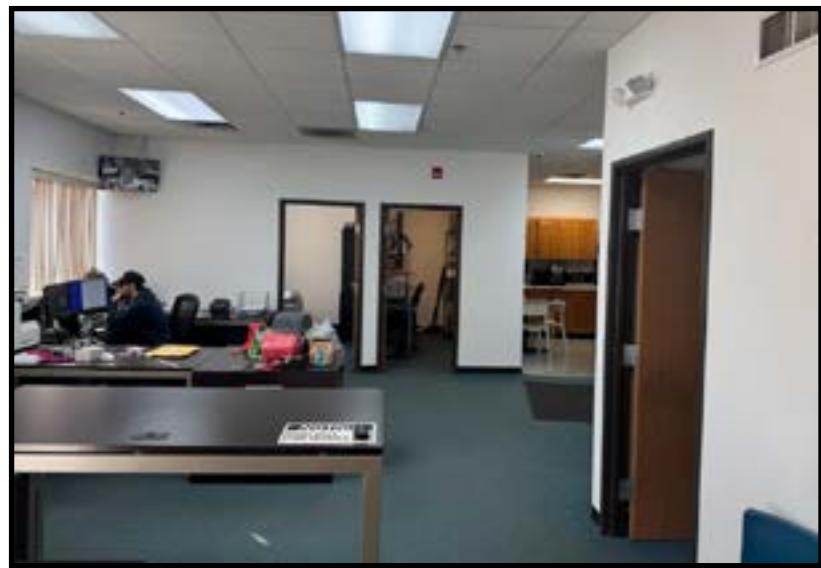
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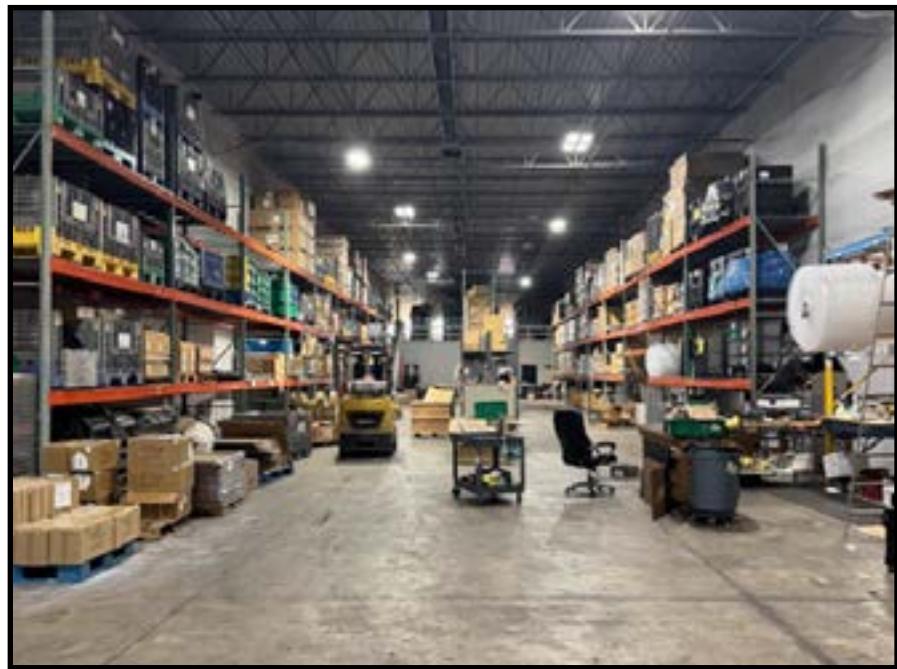
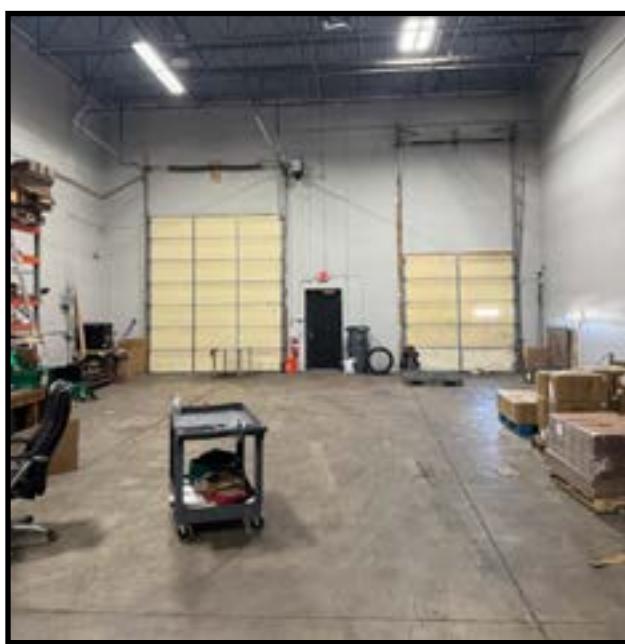
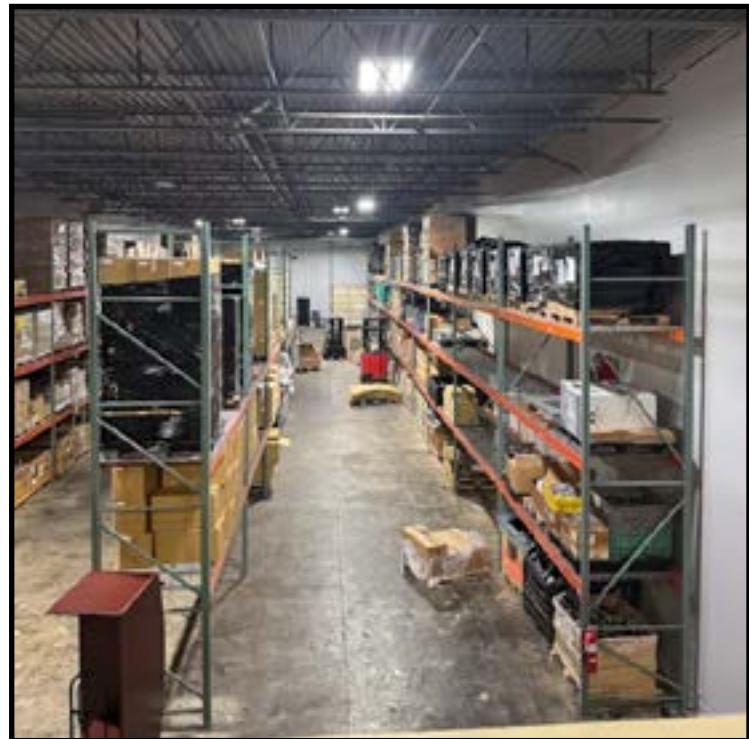
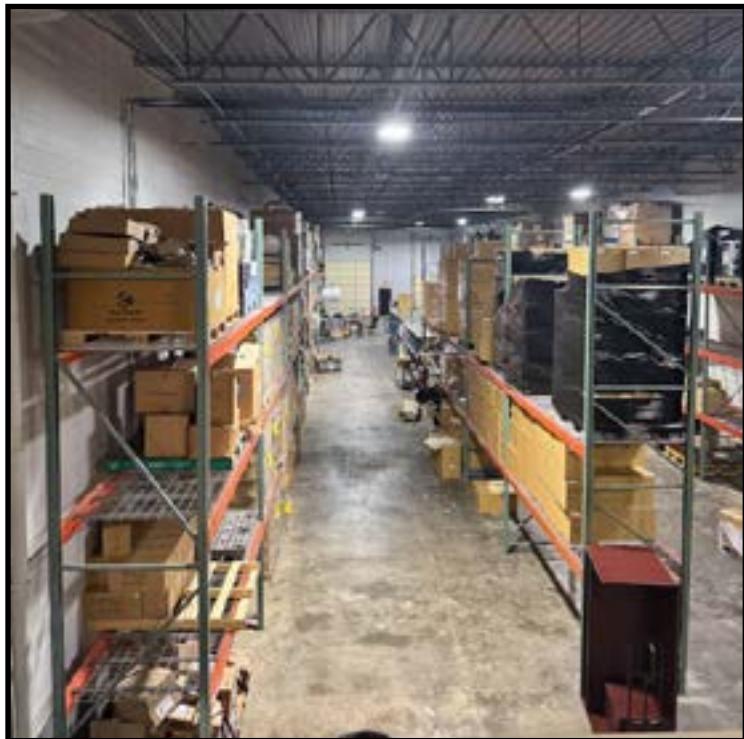
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## FINANCIAL ANALYSIS

### Suite 100

Swing Set Stuff pays \$4,000/month gross through August 31, 2026. No pass-through provisions for taxes or insurance.

### Suite 200

EEM3 LLC pays \$5,000/month gross through September 30, 2027, with a 50% pass through for increases in taxes and insurance over the base year.

Annual Rent	\$108,000.00
Less Taxes	\$20,036.25 (Summer 2025 and Winter 2024)
Insurance	\$3,634.00
Lawn/Snow	\$2,725.00
Net Operating Income	\$81,604.75

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## INTERIOR WAREHOUSE - SUITE 200



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## EXTERIOR - TRUCKWELLS



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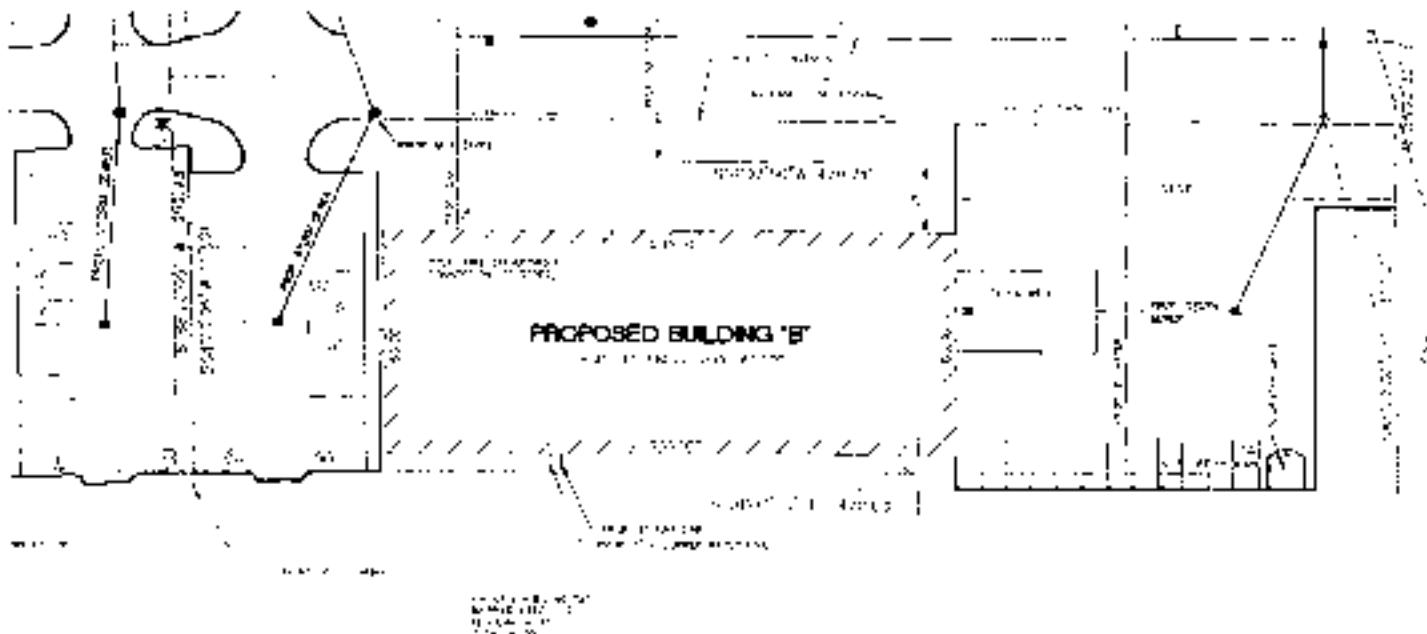
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## SITE PLAN



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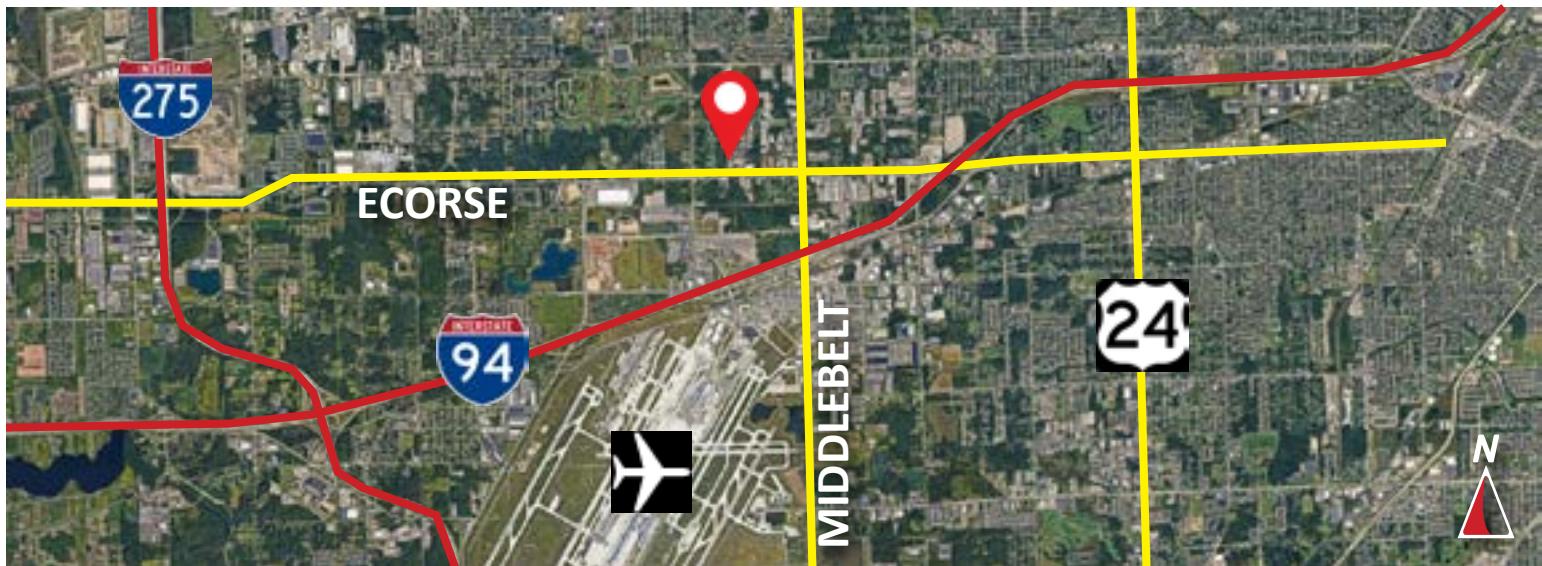
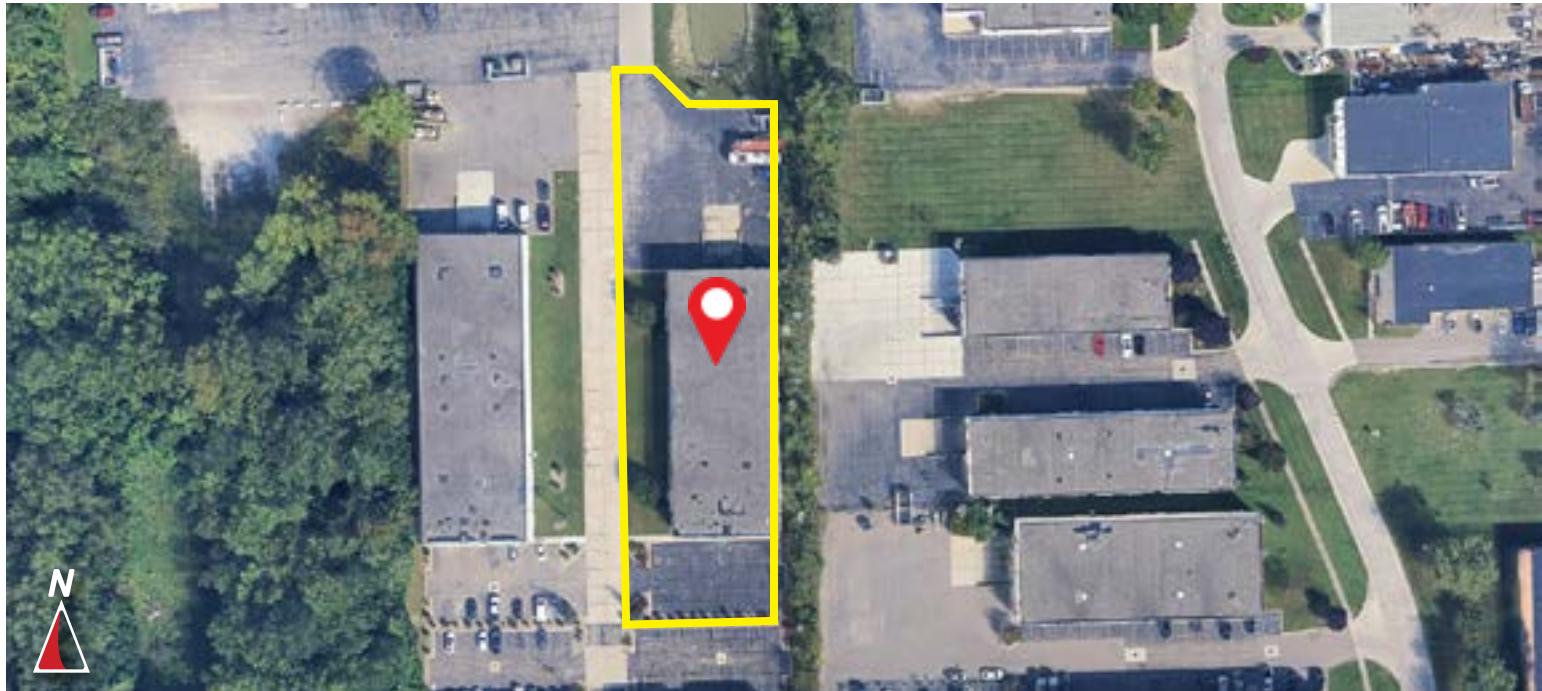
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## AERIAL / LOCATION MAP



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