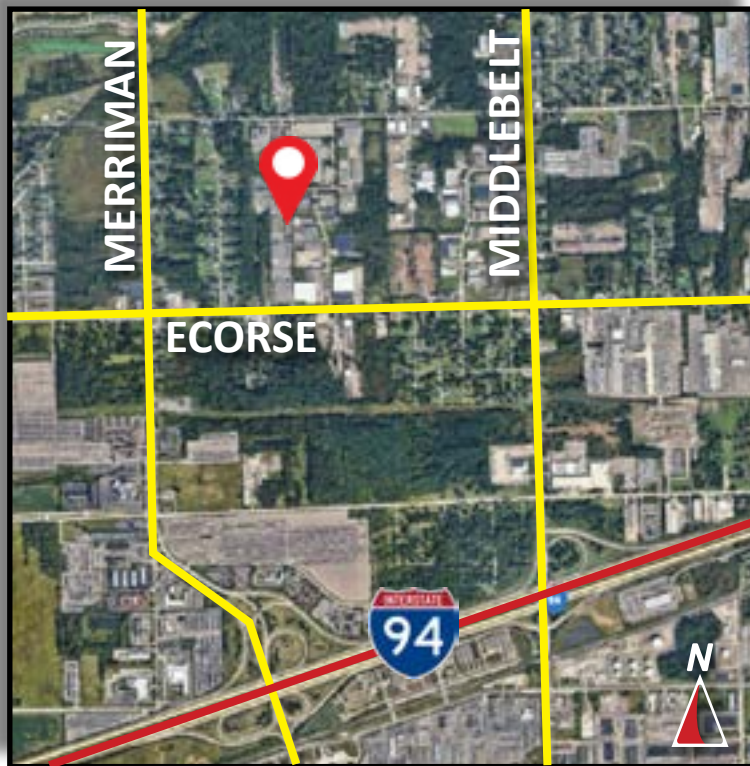


Burger

& COMPANY

FOR SALE

6739 Cypress Road
Romulus, Michigan
16,240 Square Feet



- 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

Paul Burger, SIOR
President
Cell: 586.202.7800
paul@burgercollc.com

Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

FOR SALE

6739 Cypress Road
Romulus, MI



BUILDING SPECIFICATIONS

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

Burger

& COMPANY

Paul Burger, SIOR
President
Cell: 586.202.7800
paul@burgercollc.com

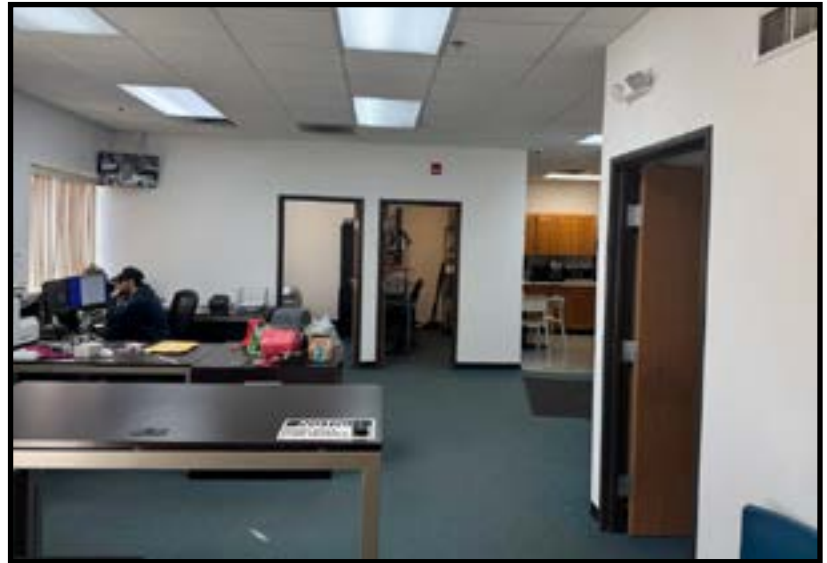
Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

FOR SALE

6739 Cypress Road
Romulus, MI



Burger

& COMPANY

Paul Burger, SIOR
President
Cell: 586.202.7800
paul@burgercollc.com

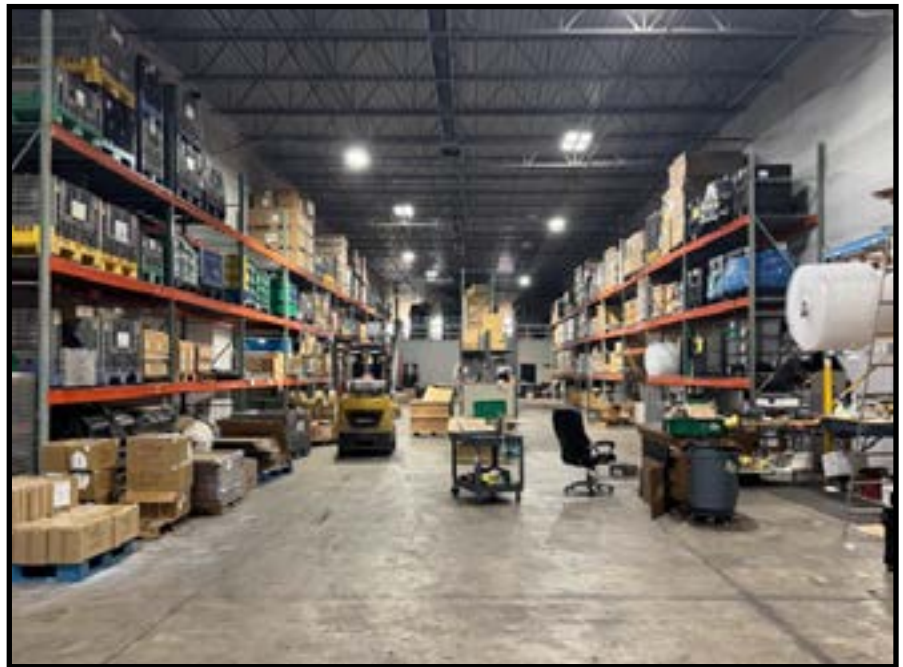
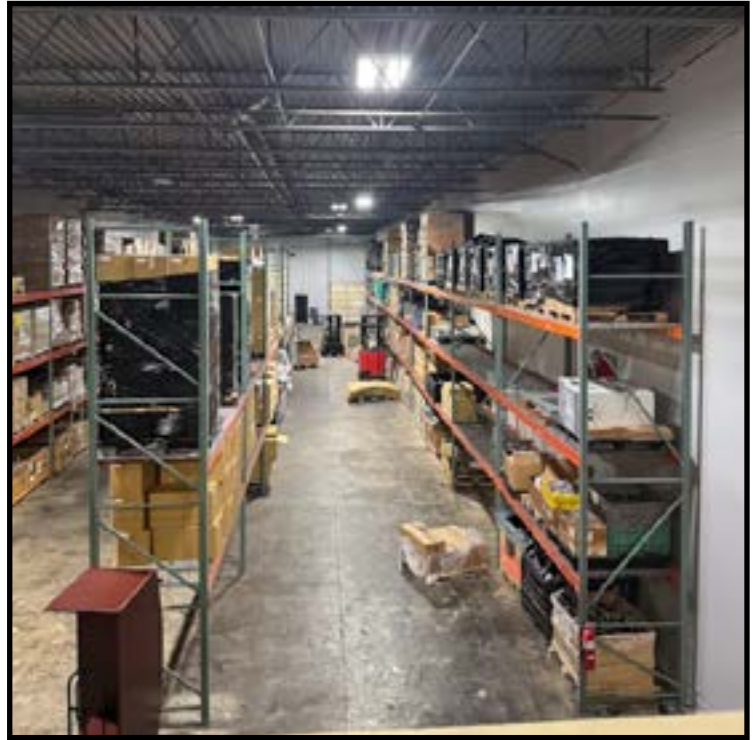
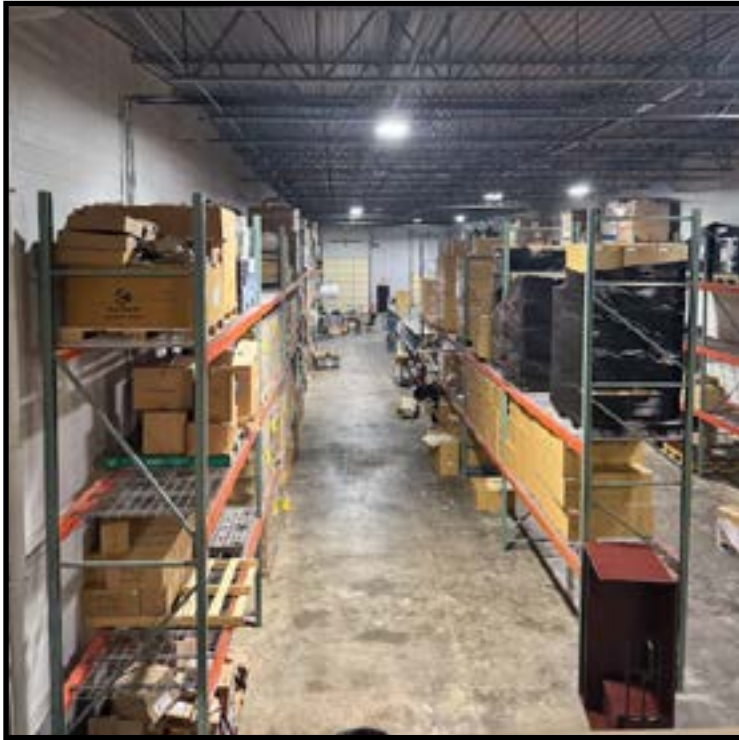
Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

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

FOR SALE

6739 Cypress Road
Romulus, MI



Burger

& COMPANY

Paul Burger, SIOR
President
Cell: 586.202.7800
paul@burgercollc.com

Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

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

FOR SALE

6739 Cypress Road
Romulus, MI

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

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



Paul Burger, SIOR
President
Cell: 586.202.7800
paul@burgercollc.com

Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

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

FOR SALE

6739 Cypress Road
Romulus, MI

INTERIOR WAREHOUSE - SUITE 200



Burger

& COMPANY

Paul Burger, SIOR
President
Cell: 586.202.7800
paul@burgercollc.com

Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

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

FOR SALE

6739 Cypress Road
Romulus, MI

EXTERIOR - TRUCKWELLS



Brand New
Concrete 2024

Burger

& COMPANY

Paul Burger, SIOR
President
Cell: 586.202.7800
paul@burgercollc.com

Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

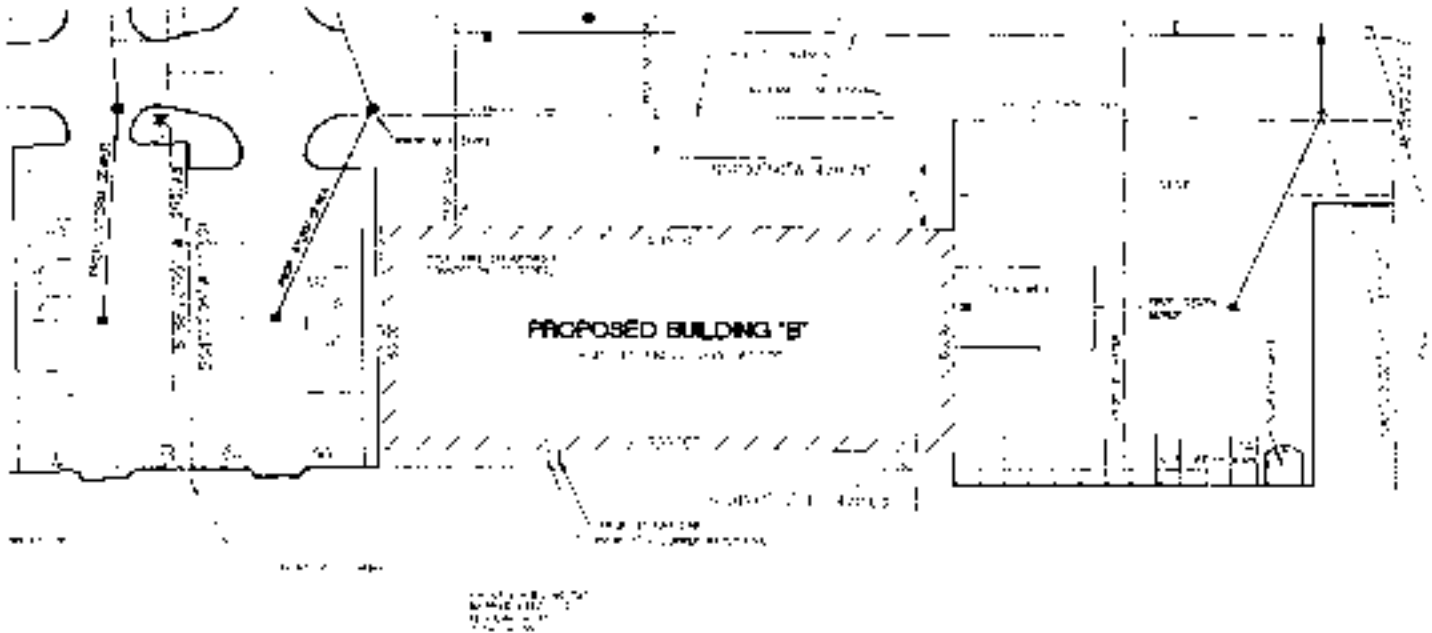
248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

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

FOR SALE

6739 Cypress Road
Romulus, MI

SITE PLAN



Burger

& COMPANY

Paul Burger, SIOR
President
Cell: 586.202.7800
paul@burgercollc.com

Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

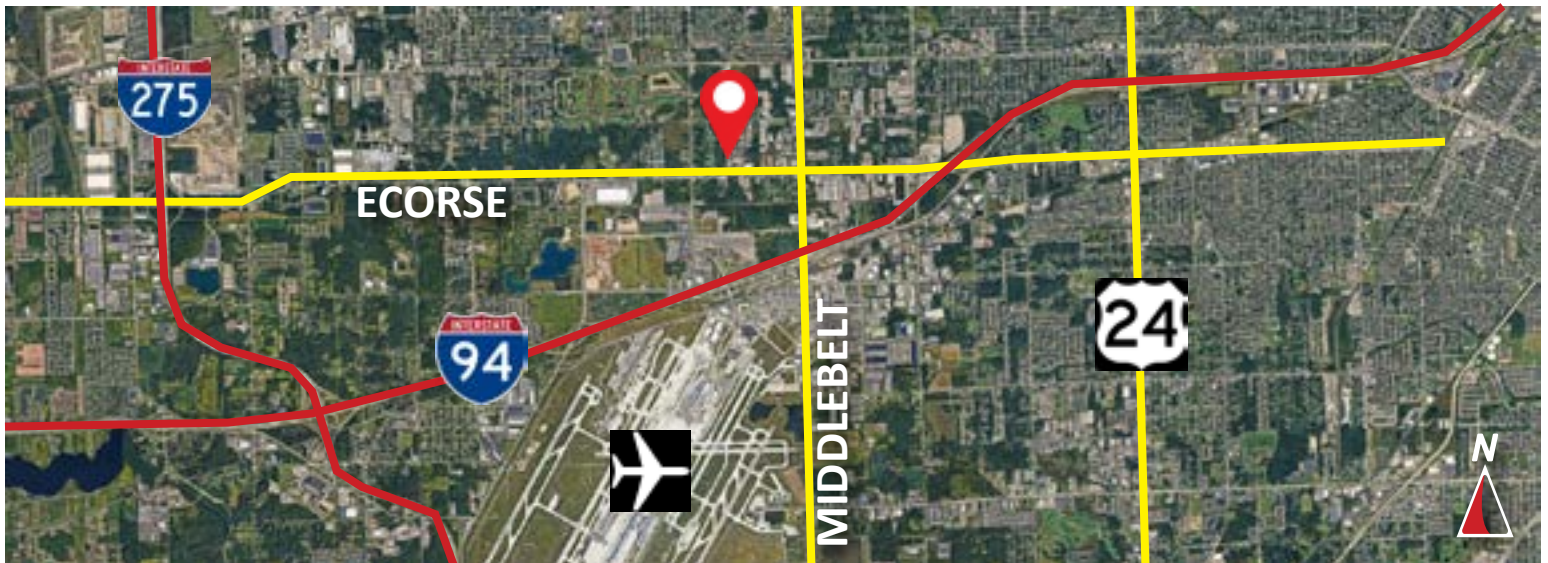
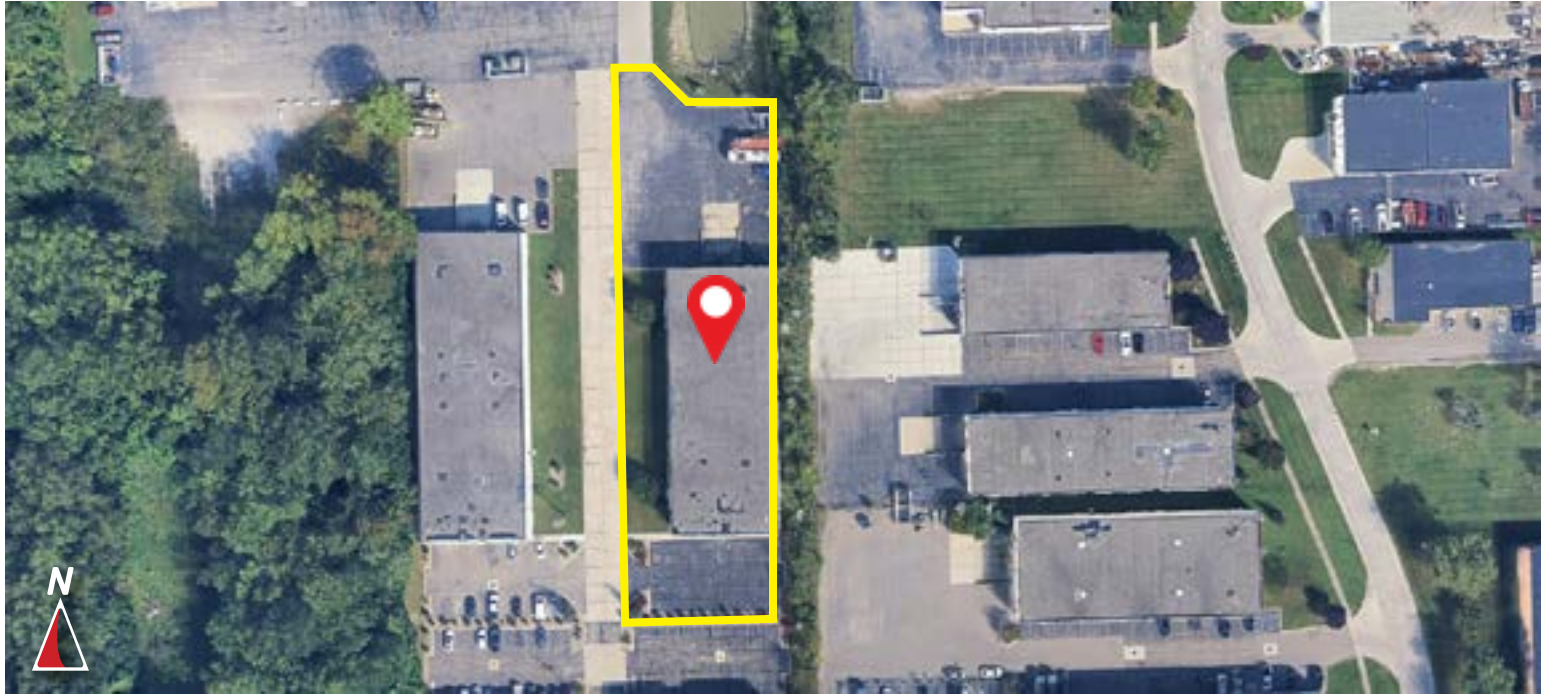
248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

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

FOR SALE

6739 Cypress Road
Romulus, MI

AERIAL / LOCATION MAP



Burger

& COMPANY

Paul Burger, SIOR
President
Cell: 586.202.7800
paul@burgercollc.com

Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

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