

For Sublease

Property Highlights

12499 Evergreen Avenue | Detroit, MI

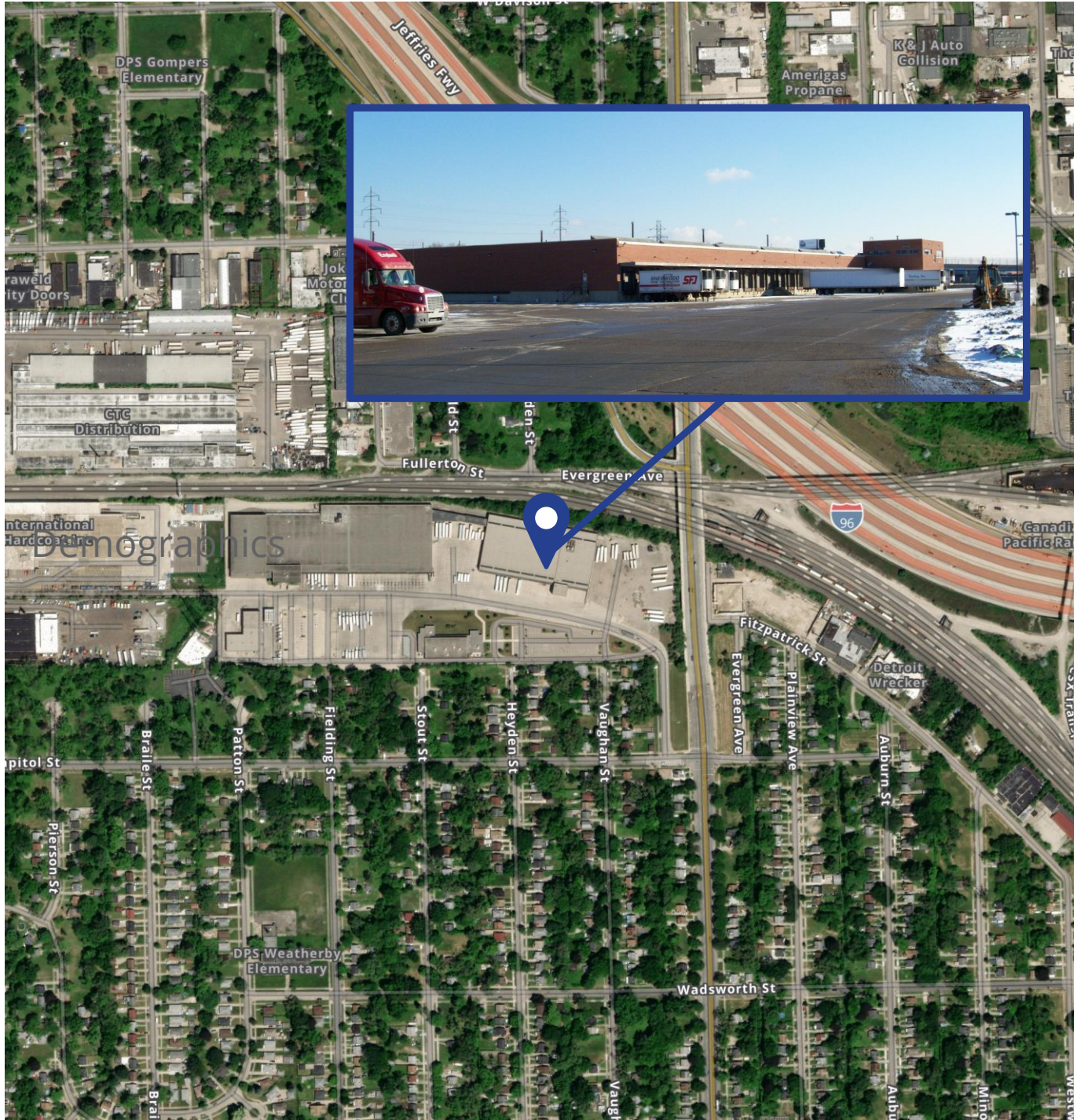
- 84,000 SF Distribution Warehouse with 4,000 SF of 2-Story Office Space
- Food-Grade Dry Storage Building
- Sublease Available until March 31, 2029
- 25 Loading Docks
- Onsite Trailer Parking
- Grade-Level Roll Up Doors Located on East & West Ends of Building
- Fully Fenced with Onsite Security
- Excellent Ingress / Egress to I-96 and suburban highway system
- 16' Ft Clear Height
- \$4.95 PSF NNN

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Aerial Map

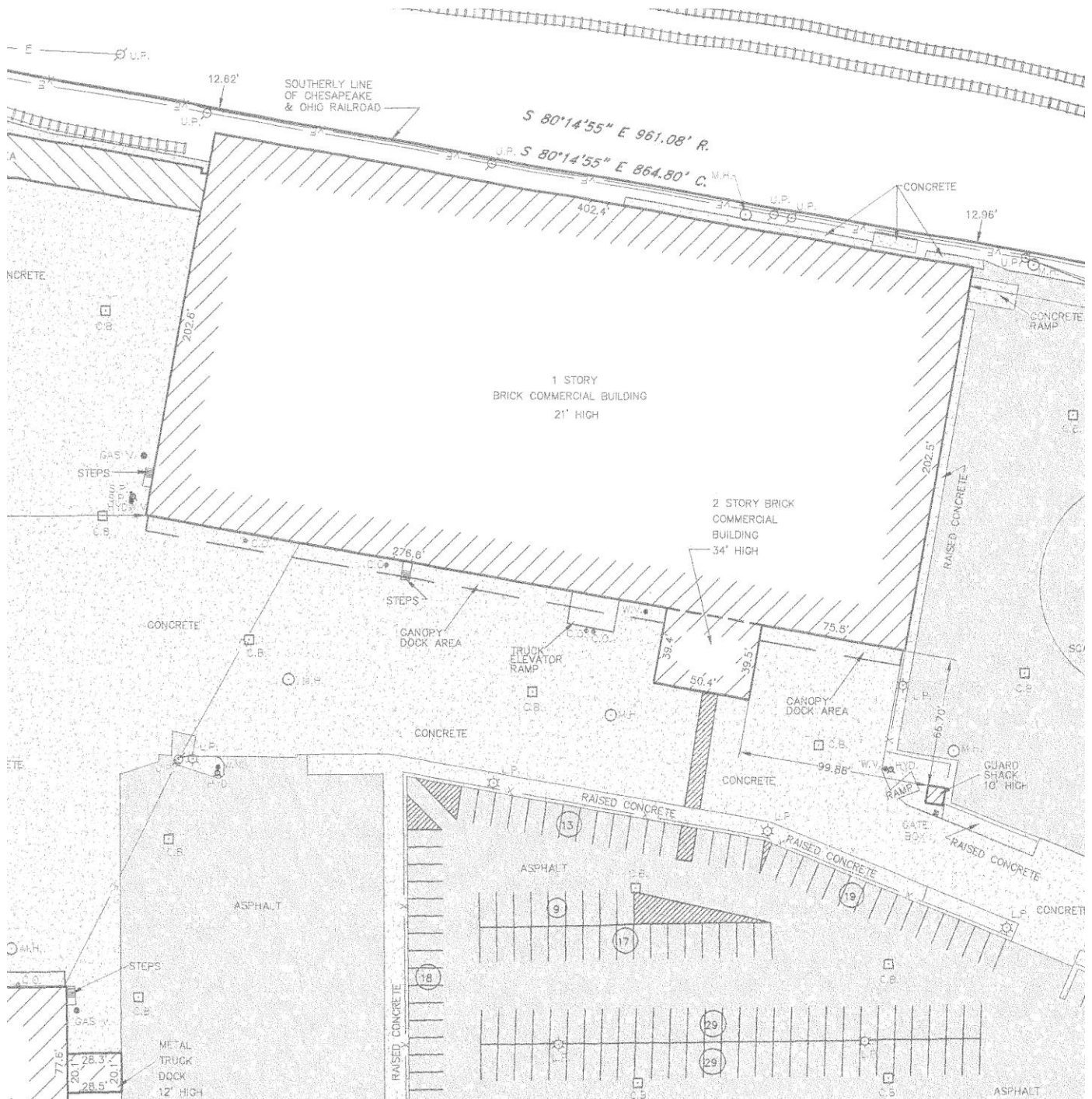


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Site Plan



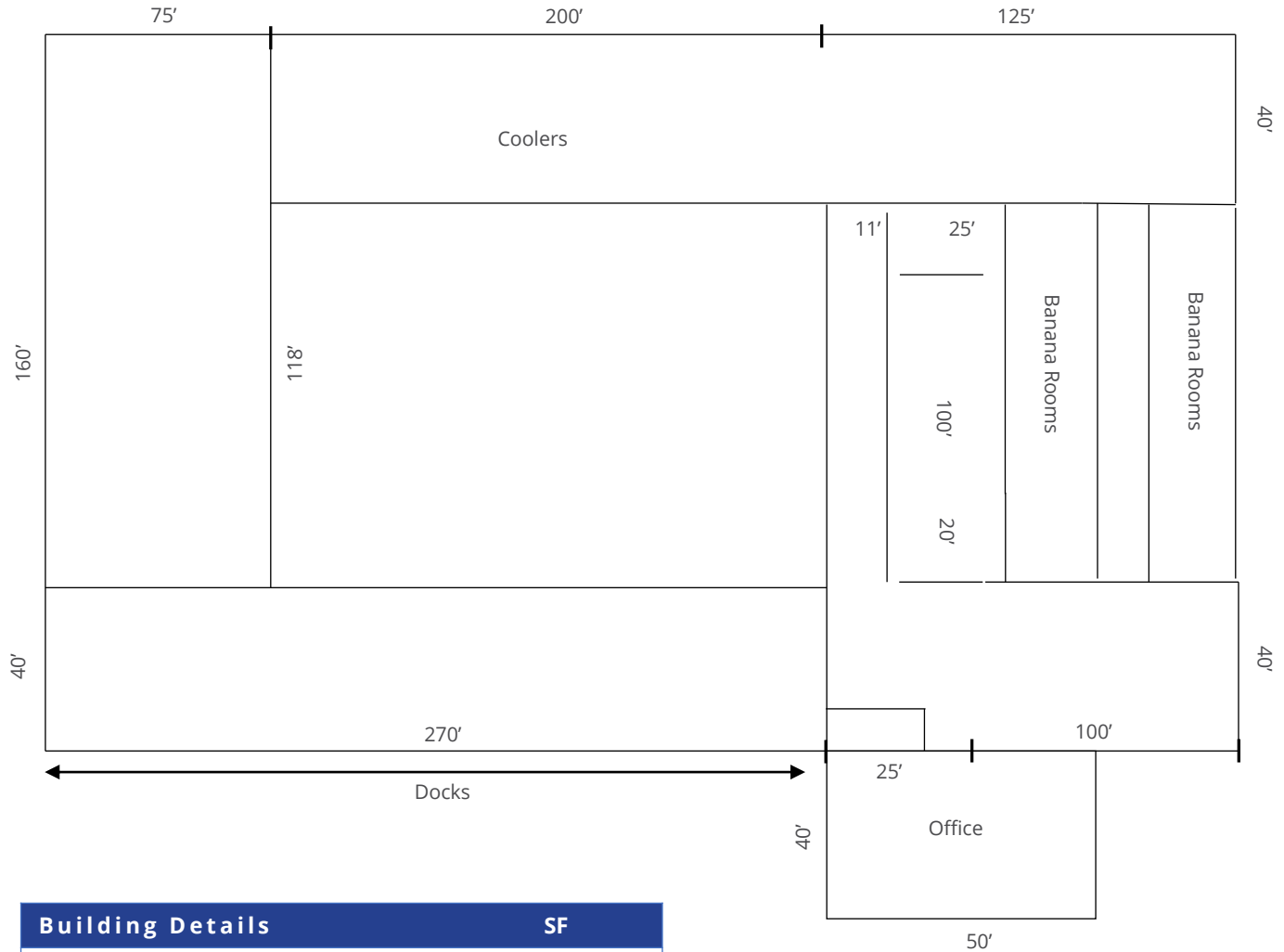
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Floor Plan



Building Details	SF
Front Dock	11,000
Back Room, Banana Rooms & Front Dock	25,000
1 st Floor Office Space & Bathroom	2,000
2 nd Floor Office Space	2,000
H Room	7,200
I Room	8,000
J Room	12,000

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