

Burger

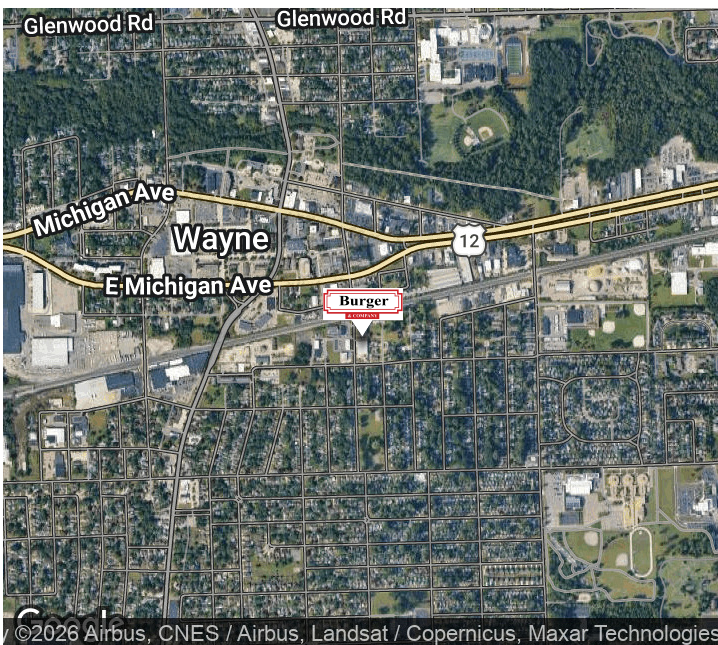
& COMPANY

FOR SALE

4045 2nd St

Wayne, MI 48184

15,425 Square Feet



PROPERTY HIGHLIGHTS

- 15,425 Square Foot Industrial Building For Sale
- Centralized Location With Quick Access To Michigan Ave, I-275, I-94, Telegraph And Ford Road
- Great Wholesale And Distribution Building
- One (1) Truckwell With Load Leveler
- Three (3) 12'X10' Grade Level Doors
- 1.14 Acre Fenced Lot
- 12'6" Clear Height
- Three (3) One (1) Ton Cranes
- Building Is Currently Leased To Unistrut Until 8/31/2026
- Sale Price: \$1,249,425 / \$81.00 SF

Burger

& COMPANY

For More Information Please Contact:

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

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BUILDING SPECIFICATIONS

Location	Michigan Ave / Wayne Road	Total Building Sq. Ft.	15,425 SF
County	Wayne	Office Sq. Ft.	2,180 SF
Zoning	(IND-1) Light Industrial	Warehouse Sq. Ft.	13,245 SF
Lot Size	1.14 Acres	Year Built	1952 / 1978
Construction	Brick / Block	Grade Level Doors	Three (3) 12'x10'
Clear Height	12'6"	Dock Doors	One (1)
Cranes	Three (3) 1 Ton	Power	3 Phase
Lighting	Fluorescent	Railroad	Yes
Heating	Radiant Tube	Signage	Yes
Parking	Ample	Restrooms	Three (3)
Floors	Concrete	Property Taxes	\$11,986.42 (2025)
Freestanding	Yes		

DESCRIPTION

- 15,425 square foot industrial building for sale
- Centralized location with quick access to Michigan Ave, I-275, I-94, Telegraph and Ford Road
- Great wholesale and distribution building
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Sale Price	\$1,249,425.00
Availability	September 1, 2026

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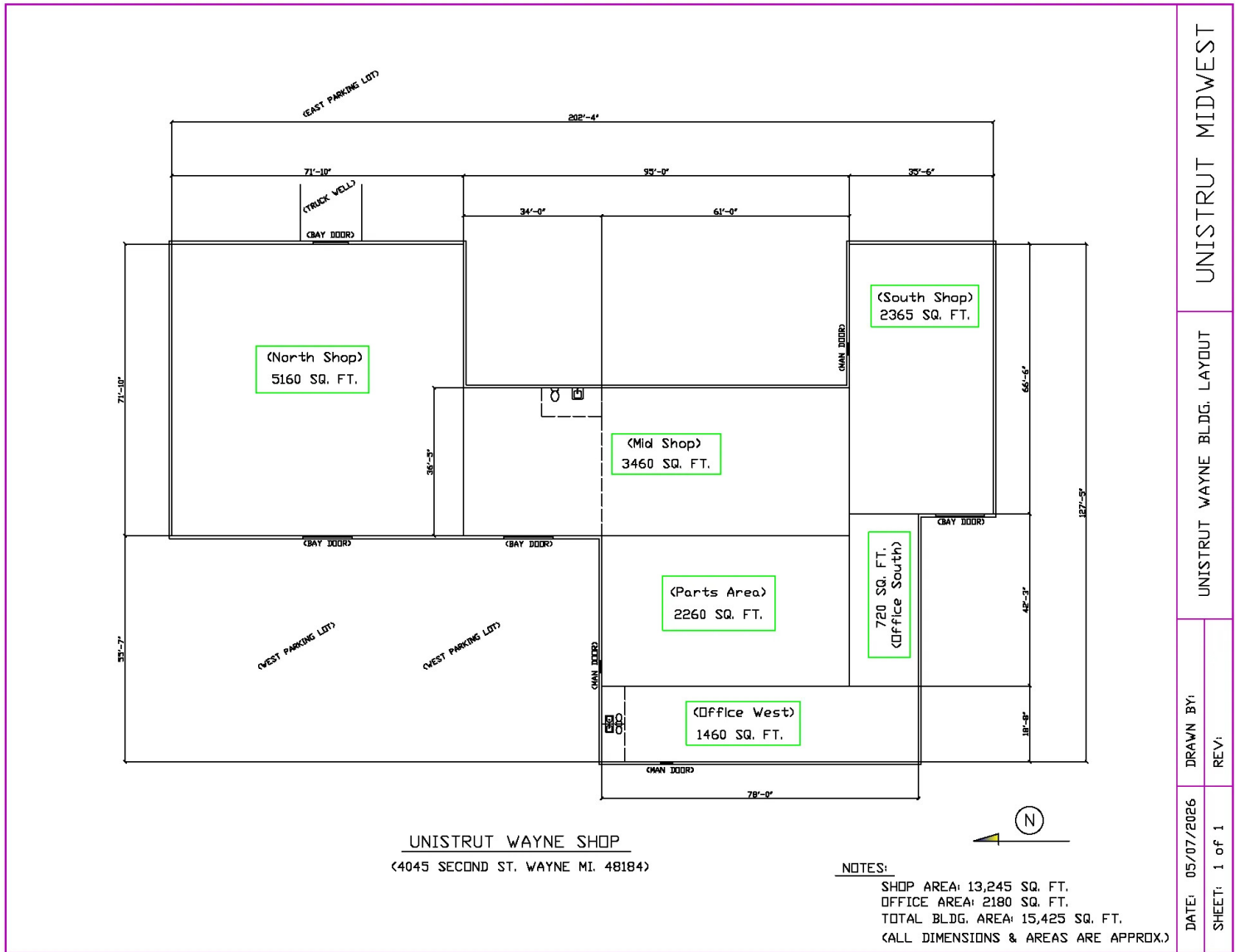
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FLOOR PLAN



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REAR VIEW OF PROPERTY



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TRUCKWELL



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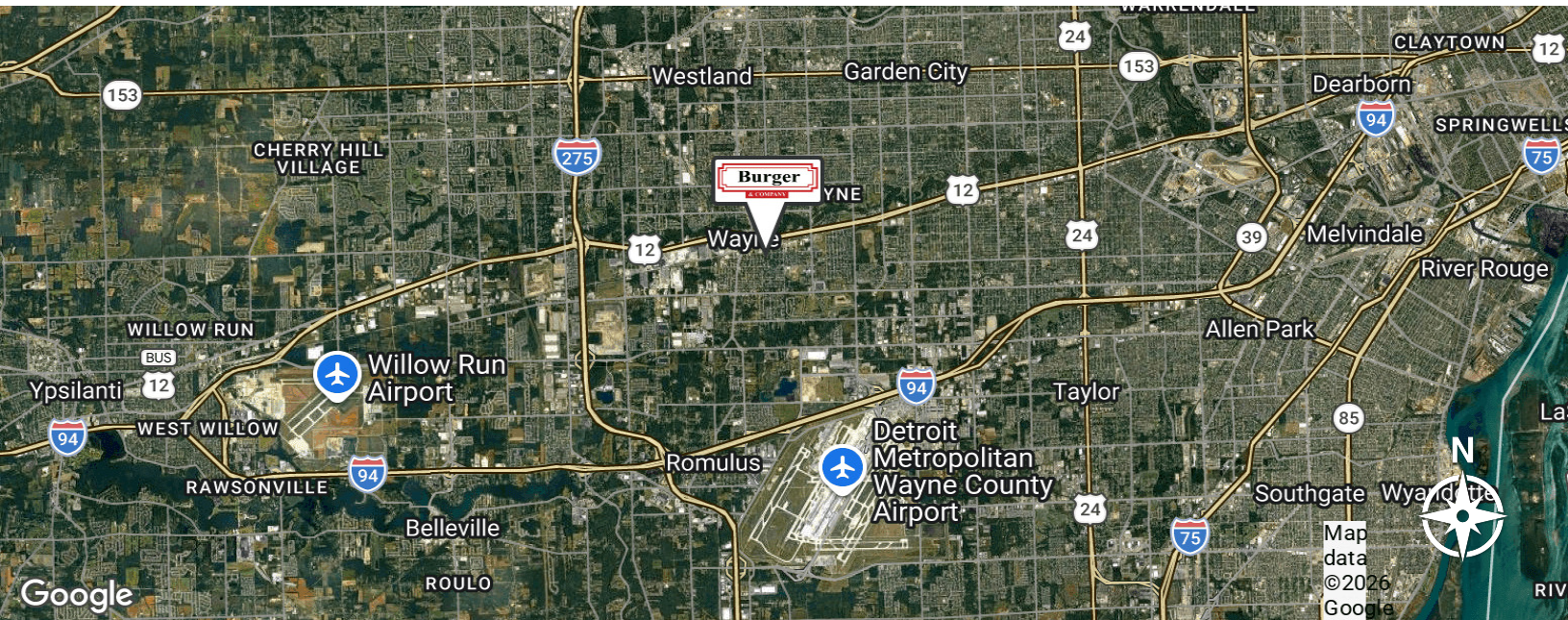
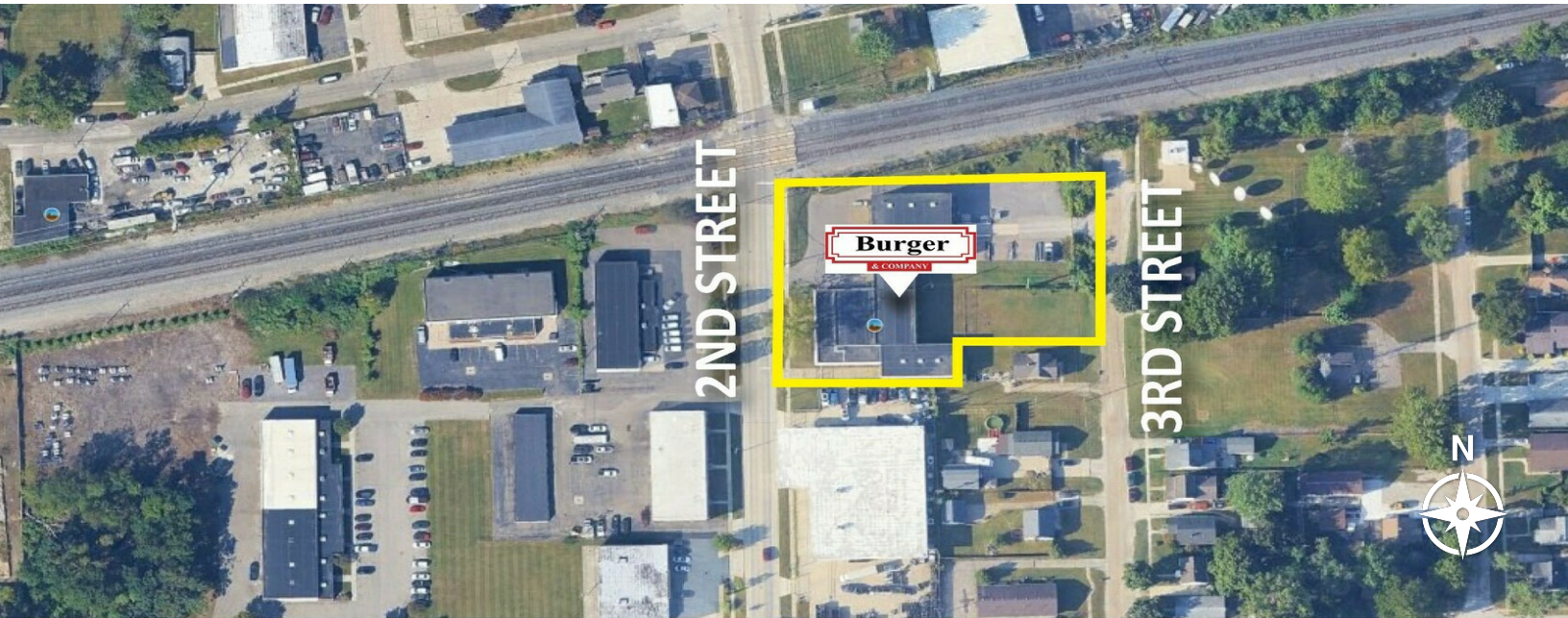
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LOCATION MAP



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