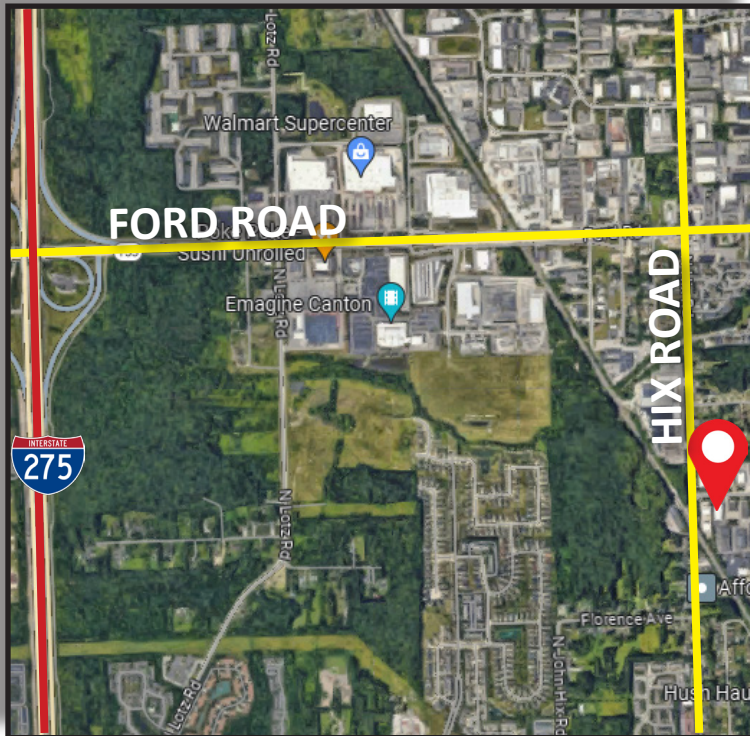


Burger

& COMPANY

FOR LEASE

38353 Abruzzi Drive
Westland, MI 48185
14,353 Square Feet



- 14,353 square feet for lease
- Brand new parking lot 2025! 20-25 vehicle parking spots
- Newer Duro-Last roof in place
- Office renovations to be completed prior to new tenant occupancy
- One (1) 12'x14' grade level door
- One (1) truckwell with load leveler
- 16' clear height
- Upgraded power
- LED lighting
- Occupancy January 1, 2026
- Lease rate: \$7.95 per square foot / \$9,500 per month

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FOR LEASE

38353 Abruzzi Drive
Westland, MI 48185



BUILDING SPECIFICATIONS

Location	Near Ford Road/Hix Road	Total Building Square Feet	14,353 SF
County	Wayne County	Office Square Feet	2,400 SF
Zoning	I-1 Light Industrial	Warehouse Square Feet	11,953 SF
Lot Size	.85 Acres	Year Built	1986
Construction	Brick/Block	Grade Level Doors	(1) 12'x14'
Clear Height	16'	Dock Doors	(1)
Cranes	No	Power	3 Phase 240V
Lighting	LED	Sprinklers	Yes
Heating	Gas Forced Air	Signage	Yes
Warehouse A/C	No	Restrooms	Four (4)
Buss Duct	No	Freestanding	Yes
Parking	20-25 Spaces	Property Taxes	\$1.44 PSF

Description

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Lease Rate	\$7.95 PSF
Monthly	\$9,500.00
Lease Type	Triple Net
Availability	January 1st, 2026

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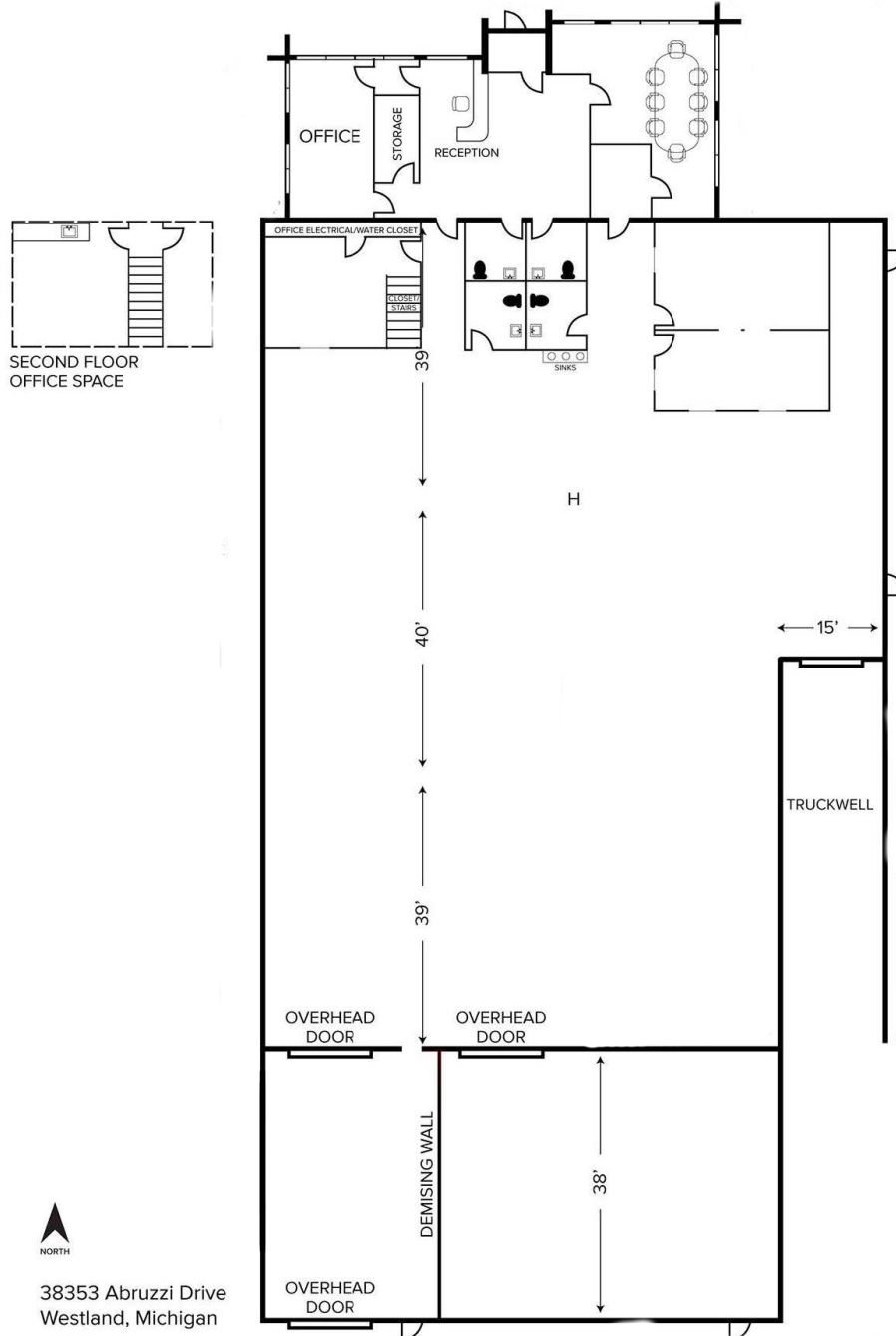
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FLOOR PLAN



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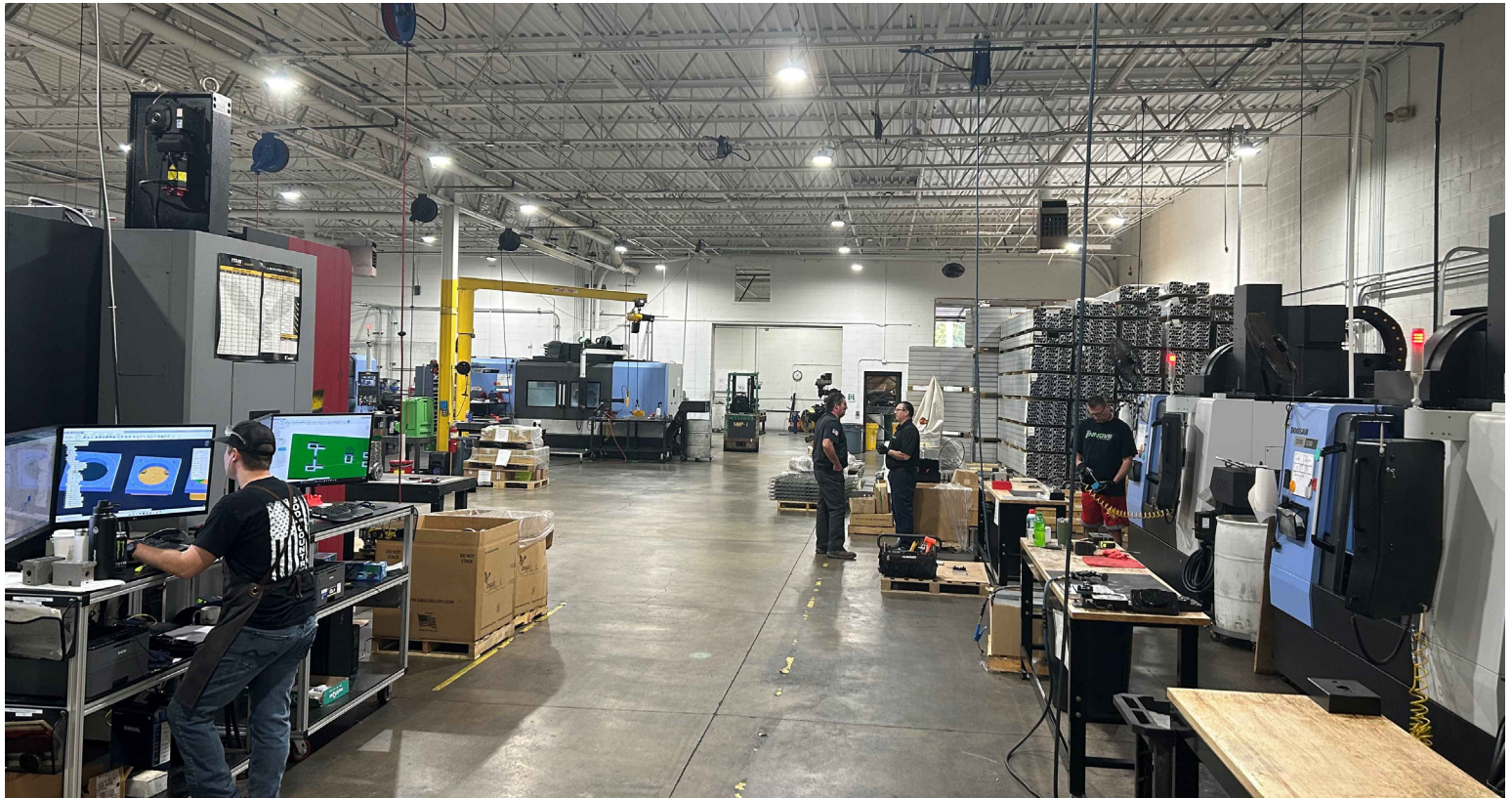
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WAREHOUSE



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OFFICE



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REAR VIEW PARKING LOT



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TRUCKWELL



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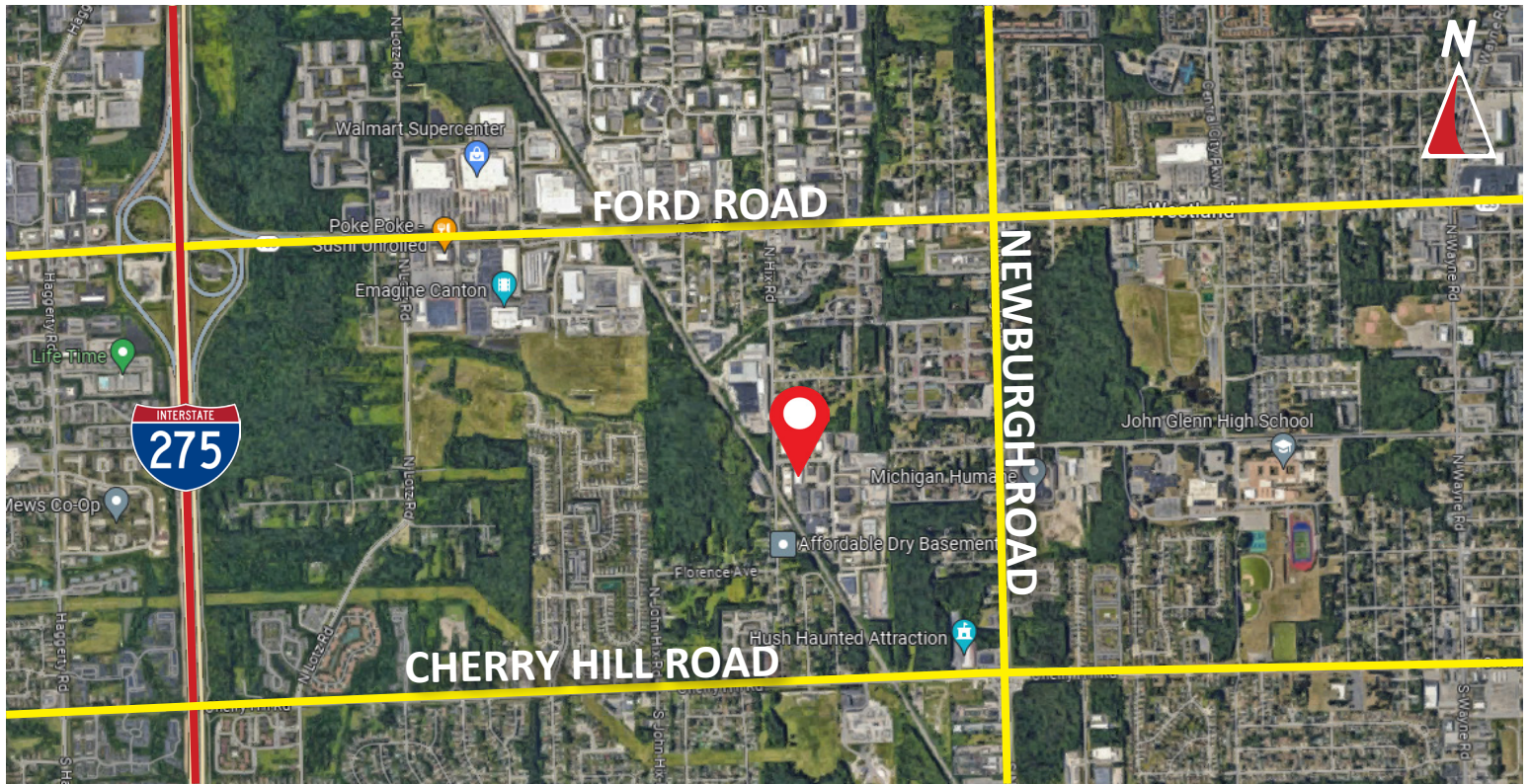
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AERIALS



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