FOR SALE

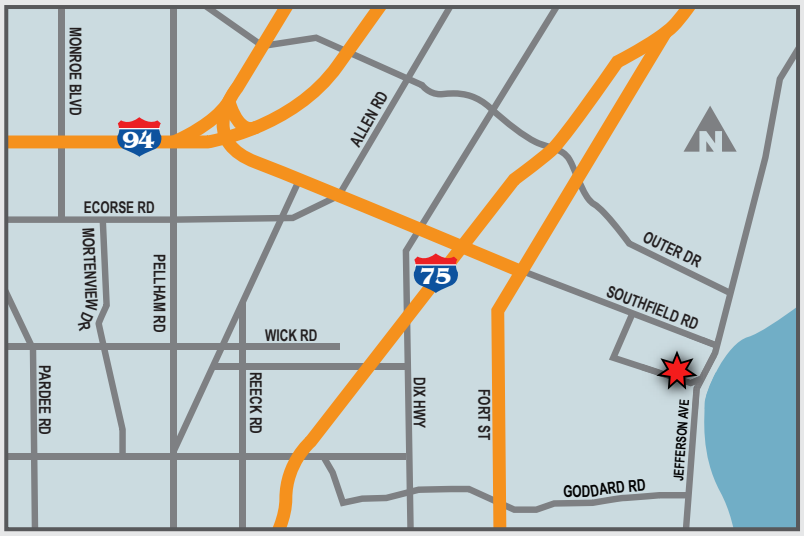
64 MILL STREET

ECORSE, MICHIGAN

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY FEATURES

- ±40,000 SF Manufacturing Facility
- 4 Overhead Cranes:
  (1) 20-Ton, (1) 12-Ton, (2) 10-Ton
- 480V, 3 Phase with Airlines
- Three (12' x 16') Overhead Doors
- Immediate Availability
- Outside Storage/Trailer Storage Possible



FOR DETAILS CONTACT

Scott Lyons
scott.lyons@lee-associates.com
(248) 567-8002

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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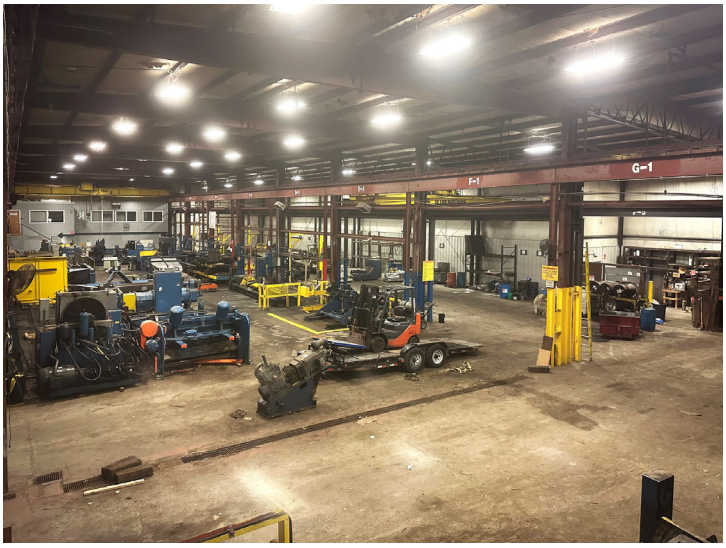

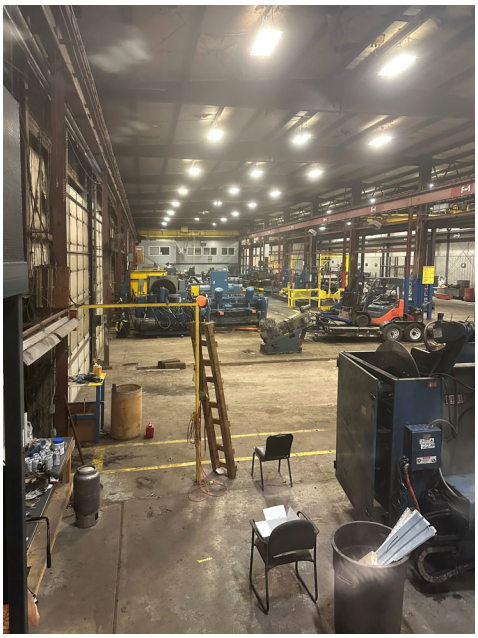

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64 Mill St.,
Ecorse, MI 48229

Property Type:	Industrial
Available SF:	40,000
Land Size (Acres):	2.8
Market:	SE Michigan
Submarket:	Downriver
County:	Wayne
Business Park:	

Availability Details

Available SF:	40,000	**Transaction Type:**	Sale
Industrial SF:	37,500	**Asking Sale Price:**	$2,600,000 ($65.00/SF)
Office SF:	2,500		

Comments

Availability Comments: Great reasonably priced heavy manufacturing facility priced well below replacement cost. Immediate availability. Heavy Cranes, heavy power, floor drains, air lines, and newer LED lighting.

Building & Construction Details

Construction Status:	Existing	**Year Built:**	1974	**Floor Type:**	Concrete
Building Class:		**Year Refurbished:**		**Sprinkler:**	No
Spec/BTS:		**Floors:**	1	**Security:**	Yes
Primary Use:	Manufacturing	**Multi-Tenant:**	No	**Lighting Type:**	Fluorescent
Secondary Use:		**Construction Type:**	Metal	**Heat:**	Air Rotation System
Flex:	No	**Roof Type:**	Thermatech		
# of Buildings:	1	**Roof Age:**			

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Clearance, Dock & Door

Ceiling Height:	24'-26'	**# GL/DID:**	3	**# Int. Docks:**	
Bay/Column Size(WxD):	25x50	**GL/DID Dim.(HxW):**	12' x 16'	**# Int. Levelers:**	
Column Spacing:		**# DH/Truck-Level Doors:**		**# Ext. Docks:**	
		# Rail Doors:		**# Ext. Levelers:**	
		Total Doors:	3	**Cross-docked:**	No

Loading & Door Comments: 3 grade level doors service the warehouse

Rail

Rail Status:	Unavailable	**# Ex Spots:**		**Rail Line:**	
		# Int Spots:			

Rail Comments: Adjacent to the site

Crane Features

# Cranes:	4	**Capacity Tons (Min):**	10	**Hook Ht. (Ft.):**	
		Capacity Tons (Max):	20	**Clearance (Ft.):**	

Crane Comments: Two 10-Ton, One 12-Ton, One 20-Ton Crane and small 1-Ton jib crane

Parking

# Spaces:		**# Covered Spaces:**		**# Uncovered Spaces:**	
Parking Ratio:		**Monthly Rate:**	$0	**Monthly Rate ($):**	

Parking Comments: Abundant

Site

Land Size (Acres):	2.8	**Lot Dimensions (LxW):**		**Zoning:**	Light Industrial
Land SF:	121,968	**Floodplain:**		**Site Condition/Quality:**	
Land Usable Acres:		**Density:**		**Topography:**	Level
Land Usable SF:		**Permitted FAR:**		**Site Shape:**	
Max Contiguous SF:		**Development Capacity:**		**Access:**	Off Mill St.
Max Contiguous Acres:		**Yard Type:**		**Visibility:**	Yes, off Mill St.
Permitted SF:		**Yard SF:**		**Frontage:**	Yes
Buildable SF:					

Additional Site/Parcel Information Comments: Parcel Identification Number: 34-013-04-001 Building may be expandable.

Frontage Traffic Count Comments:

Utilities

Gas:		**Power:**	Heavy Power	**Phone:**	
Water:	City	**Amps:**	TBD	**Cable:**	
Sewer:	City	**Volts:**	480	**Broadband:**	
		Phase:	3	**Broadband Supplier:**	
		Power Supplier:			

Utility Comments: Total ampage must be verified (boxes read several thousand amps).

Contacts for this Availability

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Scott Lyons	248.567.8002	scott.lyons@lee-associates.com

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