

# 1109 Decker Rd

Walled Lake, MI

49,252 SF Industrial Warehouse Available



## Contact Us

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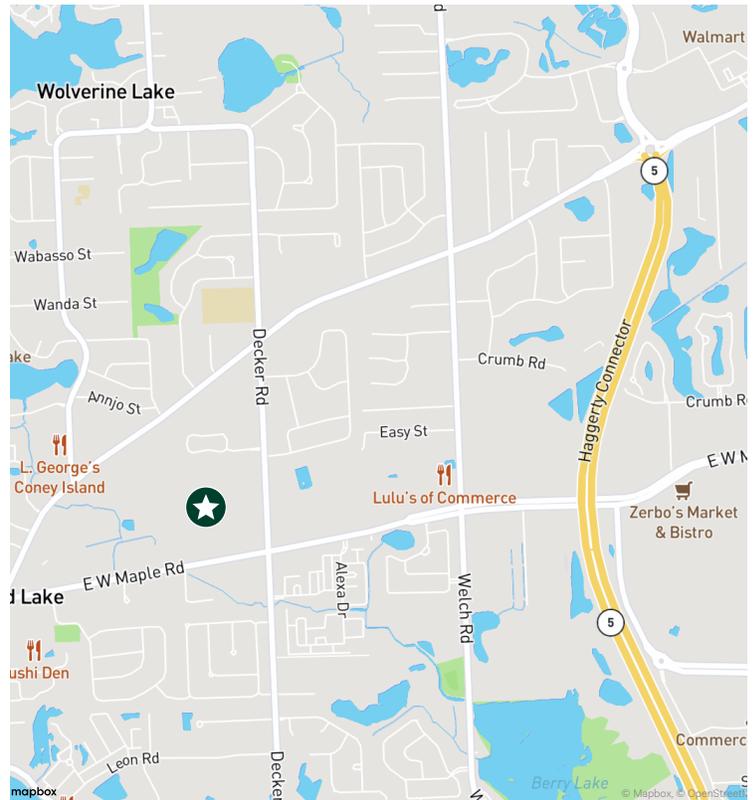
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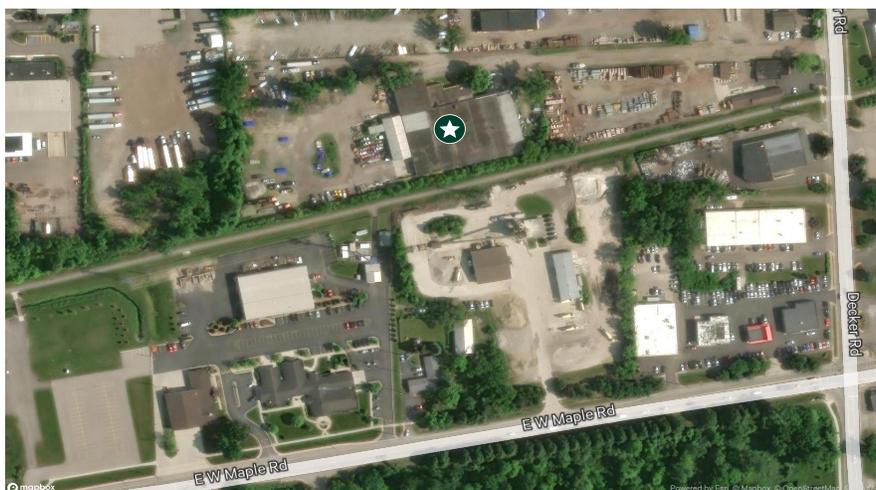
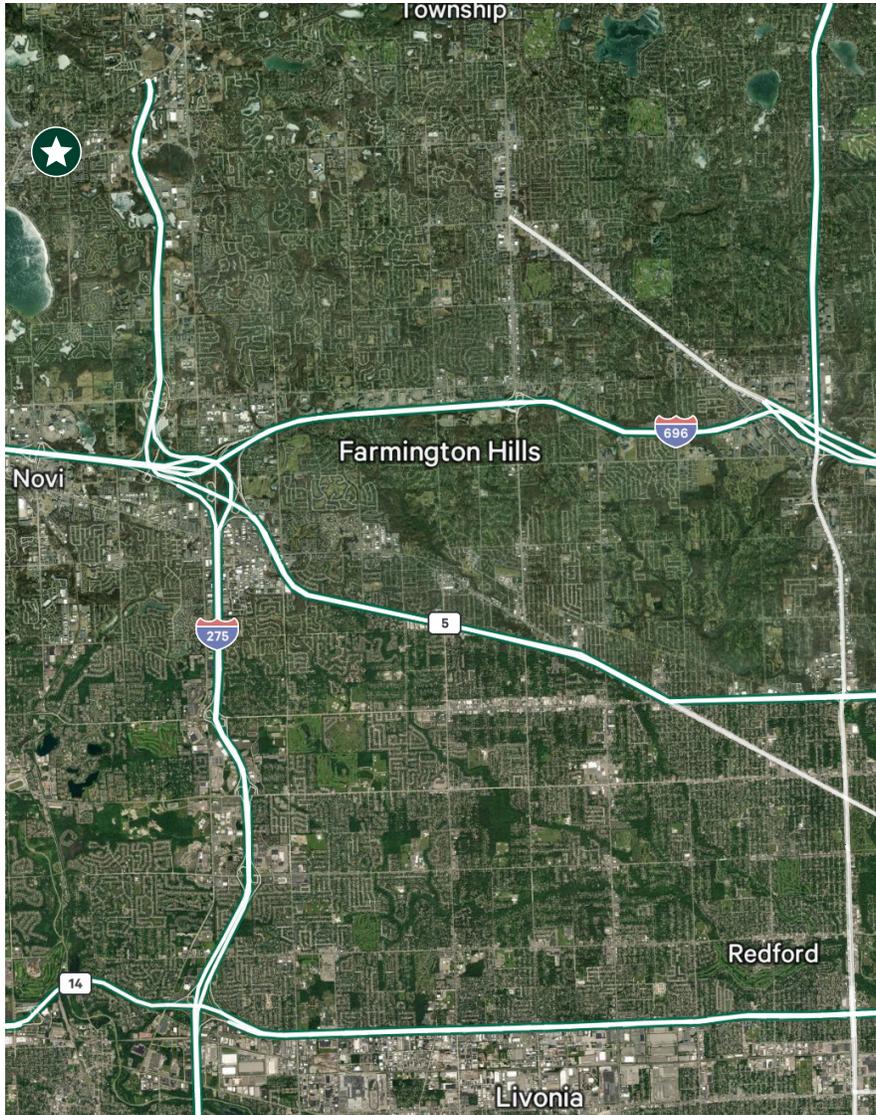
For Sale & Lease

# Property Features

- +49,252 SF Available
- +45,310 SF Warehouse / 3,942 SF Office
- +5.62 Acres
- +Clear Height up to 16'
- +Excellent manufacturing, storage, and distribution facility
- +Close proximity to M-5, I-96, and I-275 interchange
- +Zoning: I-1
- +Lease Rate: \$8.00/NNN
- +Sale Price: \$3,000,000



# Aerial





# Property Specs

<b>Year Built</b>	1954	<b>Parking</b>	125 Expandable
<b>Total Available</b>	49,252 SF	<b>HVAC</b>	Gas Forced Air
<b>Available Office</b>	3,942 SF	<b>Power</b>	Heavy-3 Phase
<b>Lease Rate</b>	\$8.00/NNN	<b>Gas</b>	Natural
<b>Sale Price</b>	\$3,000,000	<b>Zoning</b>	I-1
<b>Acreage</b>	5.62 Acres	<b>Water/Sewer</b>	City
<b>Construction</b>	Block/Metal	<b>Security</b>	Yes
<b>Roof</b>	Renovated 2025	<b>Grade Level Doors</b>	Four (4)
<b>Floors</b>	Reinforced Concrete	<b>Truckwells / Docks</b>	None
<b>Sprinklers</b>	No	<b>Rail</b>	None
<b>Ceiling Height</b>	16'	<b>Cranes</b>	None
<b>Taxes (2025)</b>	\$0.70/SF		

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