

# PILOT

PROPERTY GROUP



**PRICE REDUCED!**

## **INDUSTRIAL BUILDING FOR SALE** **451 E. WILSON AVENUE, PONTIAC, MI 48341**

Owner is relocating to a bigger facility and you reap the benefits.  
Don't miss out on this GREAT opportunity to take advantage of many improvements and upgrades recently completed.  
Building has been updated inside and out.  
Minutes from M-59, I-75 and Woodward

### **AGENT CONTACT INFO**

**ALEX TERMINI** O: 586.254.0900 x104 • C: 586.291.0499 • alex@pilotpg.com

44400 Van Dyke, Suite 101, Sterling Heights, MI 48314 • 586.254.0900 • www.pilotpg.com

### INTERIOR IMPROVEMENTS

- Remodeled offices and bathrooms.
- Freshly painted interior of office and shop.
- 8-inch reinforced concrete floor in shop freshly poured.
- New LED lighting throughout shop area.
- 2-inch spray foam insulation throughout the shop area.
- Heavy buss duct electrical and air lines throughout shop.
- 7 cranes ranging from 5 ton to 50 ton with 10 ton auxiliary.
- Ceiling height 25-35 ft under hook.
- Security throughout building with cameras, alarm and key card access.
- Oil/water separator for all interior drains.
- 2 waste oil burners that are negotiable with sale.

### EXTERIOR IMPROVEMENTS

- New roof, skylights and gutters.
- Freshly painted exterior.
- Newer bay doors and openers (4) in total.
- (1) oversized 18x20ft door and (3) 14x12ft doors.
- Brand new 12-inch thick decorative screen brick wall.
- Paved material bin pads.
- 2,000 SF storage building and outside storage permit for vehicles.
- 8-inch reinforced concrete around the outside of the building.



*Property Type:* ..... **Industrial**  
*Cross Streets:* ..... **Martin Luther King Blvd. and South Blvd.**  
*Total Square Footage:* ..... **46,461**  
*Building Name:* ..... **Denek Contracting**  
*Minimum Square Footage:* ..... **10,000**  
*Maximum Square Footage:* ..... **46,461**  
*Year Built:* ..... **1970**  
*Parcel Size:* ..... **4.7 Acres**  
*Zoning:* ..... **IND**

*Parking Spaces:* ..... **Ample**  
*Grade Level Doors:* ..... **4 doors**  
*Power:* ..... **Heavy**  
*Lighting:* ..... **LED**  
*Ceiling Height:* ..... **25-35 ft**

*Sale Price:* ..... ~~\$4,500,000.00~~ **\$3,995,000.00**

**PRICE REDUCED!**

### AGENT CONTACT INFO

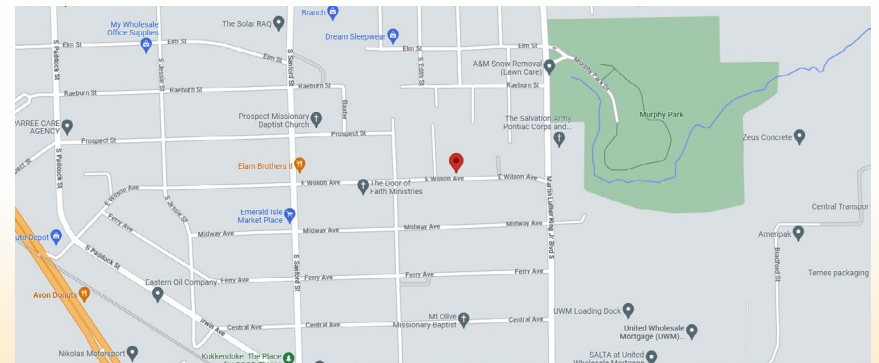
**ALEX TERMINI** O: 586.254.0900 x104 • C: 586.291.0499 • alex@pilotpg.com

44400 Van Dyke, Suite 101, Sterling Heights, MI 48314 • 586.254.0900 • www.pilotpg.com



## VIDEO TOUR

[https://www.dropbox.com/sh/a00kh0paa7oni89/AACWXY1-8nRIQ0ZTwE-W3LdQa/2023/451%20E%20Wilson?dl=0&preview=451+E+Wilson+Video.mov&subfolder=nav\\_tracking=1](https://www.dropbox.com/sh/a00kh0paa7oni89/AACWXY1-8nRIQ0ZTwE-W3LdQa/2023/451%20E%20Wilson?dl=0&preview=451+E+Wilson+Video.mov&subfolder=nav_tracking=1)



## AGENT CONTACT INFO

**ALEX TERMINI** O: 586.254.0900 x104 • C: 586.291.0499 • alex@pilotpg.com

44400 Van Dyke, Suite 101, Sterling Heights, MI 48314 • 586.254.0900 • www.pilotpg.com

## ADDITIONAL PHOTOS



### AGENT CONTACT INFO

**ALEX TERMINI** O: 586.254.0900 x104 • C: 586.291.0499 • [alex@pilotpg.com](mailto:alex@pilotpg.com)

44400 Van Dyke, Suite 101, Sterling Heights, MI 48314 • 586.254.0900 • [www.pilotpg.com](http://www.pilotpg.com)

## ADDITIONAL PHOTOS



### AGENT CONTACT INFO

**ALEX TERMINI** O: 586.254.0900 x104 • C: 586.291.0499 • [alex@pilotpg.com](mailto:alex@pilotpg.com)

44400 Van Dyke, Suite 101, Sterling Heights, MI 48314 • 586.254.0900 • [www.pilotpg.com](http://www.pilotpg.com)

## ADDITIONAL PHOTOS



### **AGENT CONTACT INFO**

**ALEX TERMINI** O: 586.254.0900 x104 • C: 586.291.0499 • [alex@pilotpg.com](mailto:alex@pilotpg.com)

44400 Van Dyke, Suite 101, Sterling Heights, MI 48314 • 586.254.0900 • [www.pilotpg.com](http://www.pilotpg.com)