

# 24871 Gibson Drive

Warren, MI

- Sale/Leaseback
- 11,648 Square Feet
- Roof Replaced in 2020
- Two-Building Property

## INDUSTRIAL BUILDING FOR SALE/LEASEBACK



9,670 SF of Factory



1,798 SF of Office



12'x14' & 12'x18' Grade Level Doors



### FOR MORE INFORMATION:

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Sales Associate

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**L. MASON CAPITANI**

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CELEBRATING 60 YEARS

248.637.9700 | [LMCap.com](http://LMCap.com)

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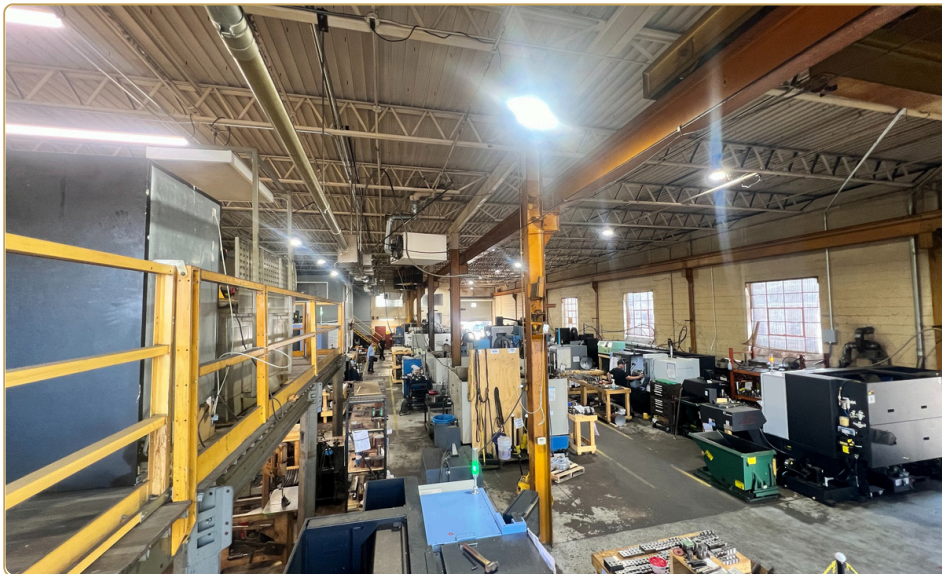
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## Industrial Property Details:

### Details:

<b>Total SF:</b>	11,648 SF
<b>Office SF:</b>	1,978 SF
<b>Factory SF:</b>	9,670 SF
<b>Zoning:</b>	M-2
<b>Acres:</b>	0.78
<b>Frontage:</b>	95'
<b>Depth:</b>	335'
<b>Expandable:</b>	Yes
<b>Intersection:</b>	10 Mile & Hoover
<b>X-Way Distance:</b>	1 Mile to I-696
<b>Parking:</b>	Surface
<b>Year Built:</b>	1967, 1999
<b>Year Renovated:</b>	2022
<b>Outside Storage:</b>	Possible
<b>Rail Siding:</b>	-
<b>Occupancy:</b>	Sale/Leaseback

### Interior:

<b>Ceiling Height:</b>	20', 22'
<b>Bay Size:</b>	(6) 21'
<b>Restrooms:</b>	3
<b>Power:</b>	Primary
<b>Power Details:</b>	240V   3-Phase
<b>Lighting:</b>	LED
<b>Truckwells:</b>	-
<b>Grade Door:</b>	12'x14', 12'x18'
<b>Heating:</b>	Gas Forced Air
<b>A/C:</b>	Yes
<b>Sprinklered:</b>	100%
<b>Floor Drains:</b>	Yes

### Economic

<b>Sale Price:</b>	\$950,000.00
<b>Price/SF:</b>	\$81.55
<b>CAP Rate:</b>	9.2%

**Notes:** Sale/leaseback of two-building property. Building 1 - 8,648 SF with bonus upstairs office, 5-ton crane, and 20' ceiling height. Building 2 - 3,000 SF of clear span warehouse with 22' ceiling height. Both buildings consist of A/C in the warehouse, gas forced air, and buss duct.

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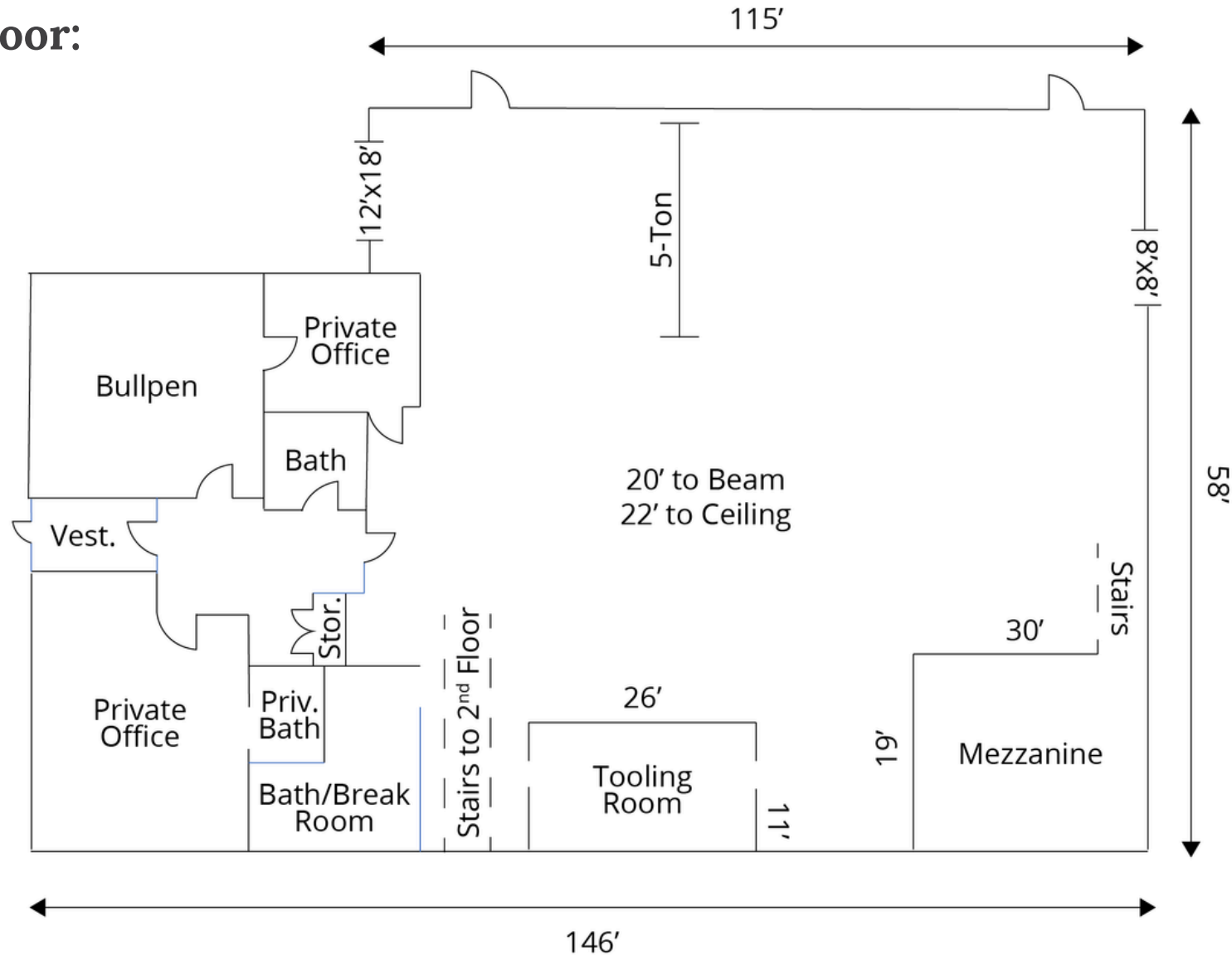


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## First Floor:



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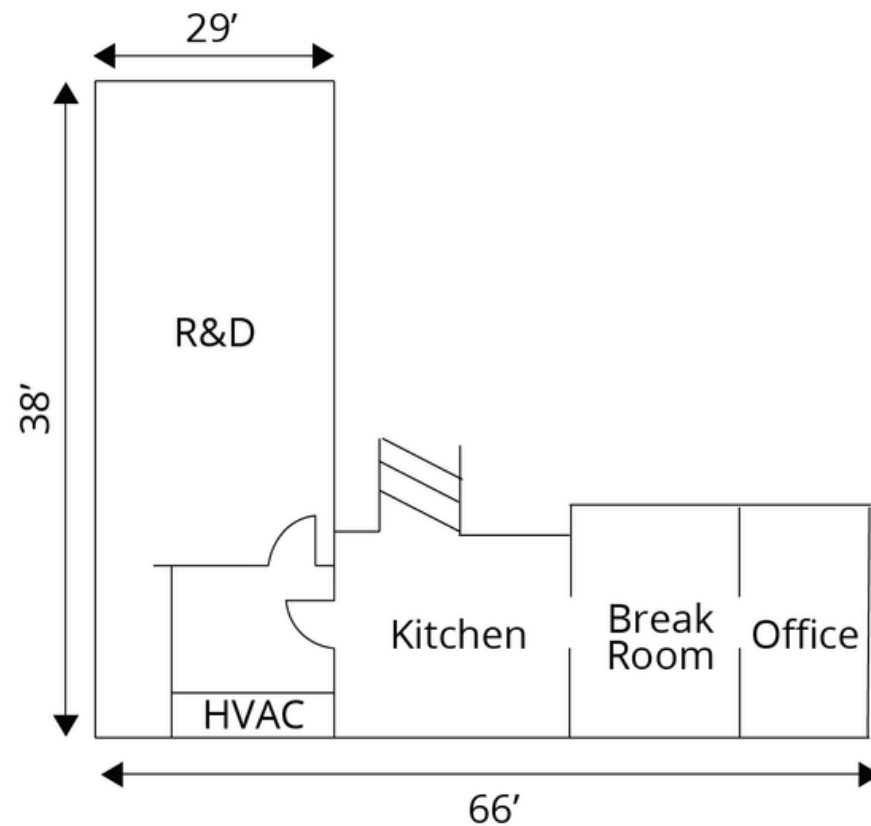
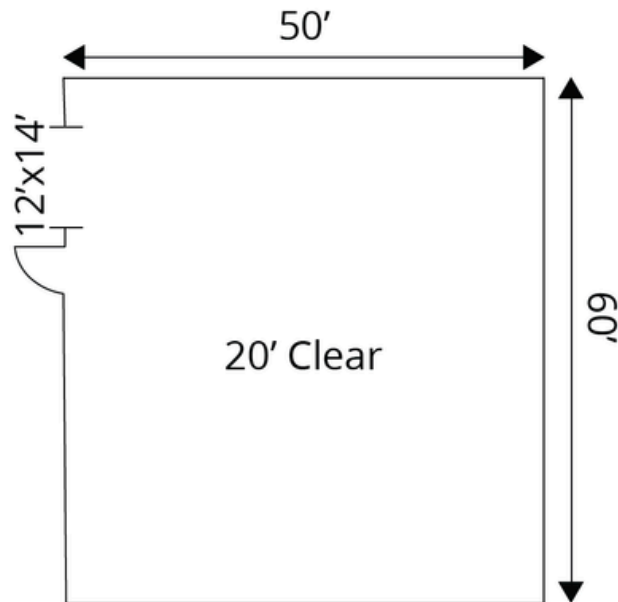


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## Exterior Building & Second Floor:



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