

Burger

& COMPANY

FOR SALE/LEASE

Eureka Road
Romulus, Michigan
37,000 Square Feet



- Main Street Exposure
- Ample Truck Turning Radius and Parking
- New Construction Finished to Suit
- Occupancy Within 9 Months from the Date a Lease is Signed (Weather Permitting Basis)
- A Persiconi Construction Development

Burger & Company

Paul Burger, SIOR

President

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38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

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BUILDING SPECIFICATIONS

Available Space	37,000 SF	Office Size	Office to Suit
Year Built	2023	Shop Size	37,000 SF 140' x 247'
Zoning	Light Industrial	Lot Size	2.75 Acres

Electrical	To Suit	Grade Level Doors	Two (2)
Construction	Brick/Block	Shop Lights	To Suit
Parking	54 Cars/10 Trailers Spaces	Restrooms	To Code
Clear Ceiling Height	24'	Dock Doors	Two (2)
Taxes	TBD	Cranes	Possible

Description

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Lease Rate	\$9.00 PSF
Lease Type	NNN

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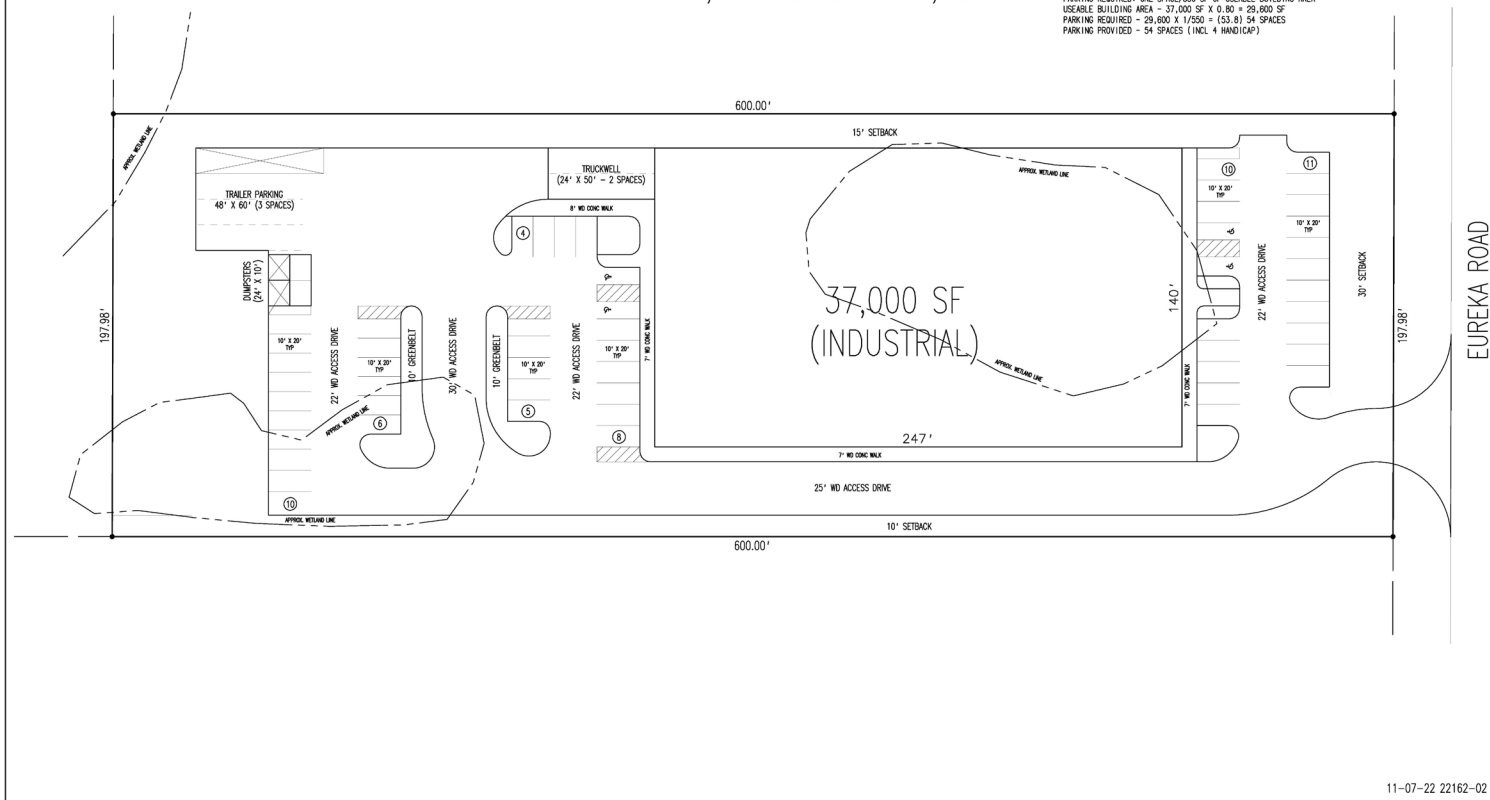
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CONCEPT PLAN FOR PARCEL 82-80-99-0014-001 CITY OF ROMULUS, WAYNE COUNTY, MI

SCALE 1" = 20'

SITE DATA

PARCEL NO. 82-80-99-0014-001
EXISTING ZONING - M-1 (LIGHT INDUSTRIAL)
PROPOSED ZONING - M-1 (LIGHT INDUSTRIAL)
SITE AREA - 118,789.42 SF (2.727 ACRES)
PROPOSED BUILDING - 37,000 SF (31.2% LOT COVERAGE)
IMPERVIOUS SURFACE - 87,053 SF (73.3% LOT COVERAGE)
SETBACKS: REQUIRED PROPOSED
FRONT 30 FEET 30 FEET (TO PARKING)
SIDE 10 FEET 15 FEET (NORTH TO BUILDING)
REAR 10 FEET 10 FEET (TO PARKING)
PARKING REQUIRED: ONE SPACE/550 SF OF USEABLE BUILDING AREA
USEABLE BUILDING AREA - 37,000 SF X 0.60 = 22,200 SF
PARKING REQUIRED - 22,200 SF / 550 = 40.36 = 41 SPACES
PARKING PROVIDED - 54 SPACES (INCL 4 HANDICAP)



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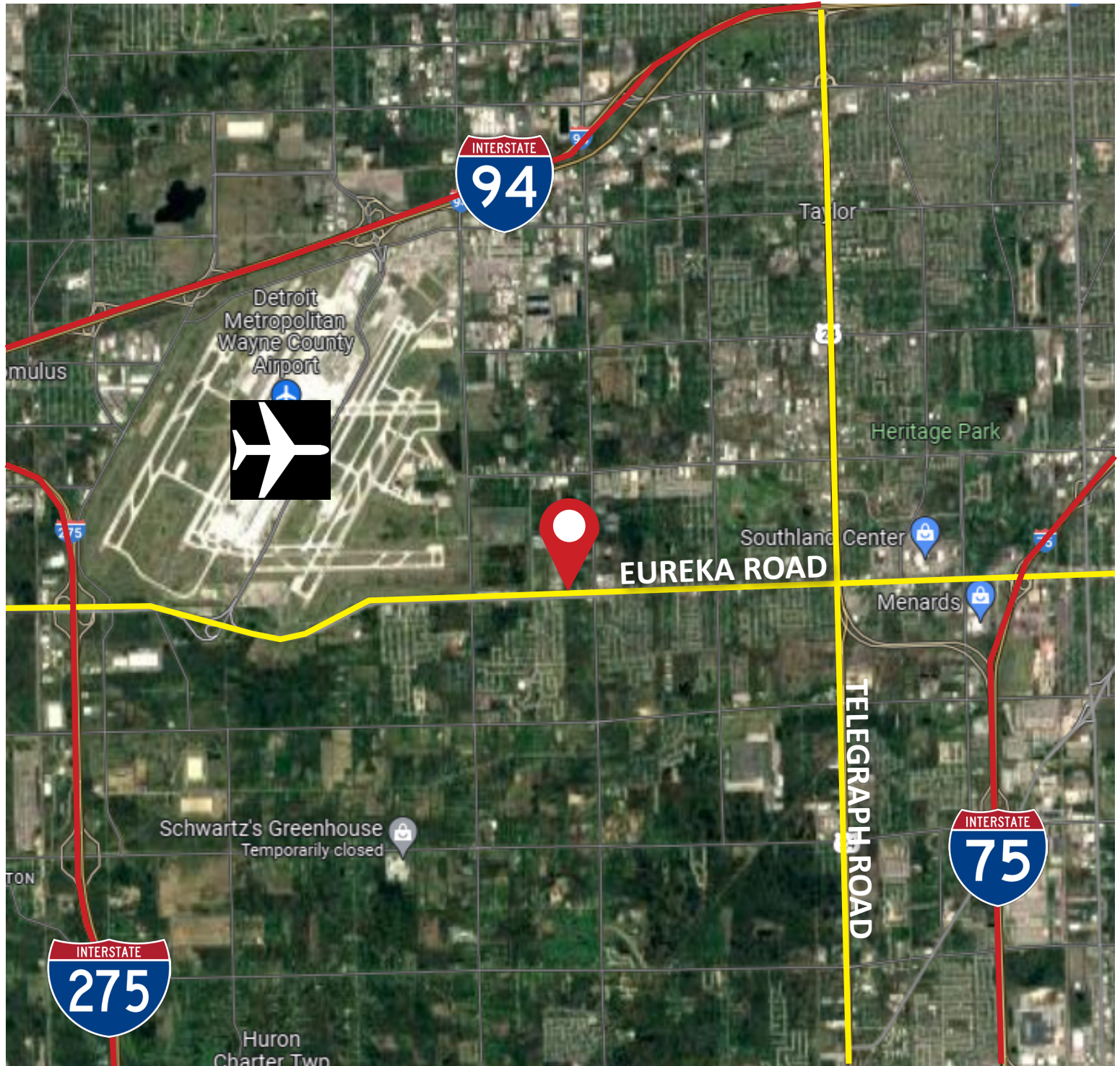
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