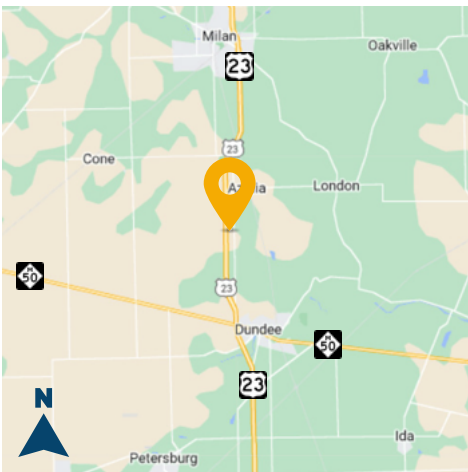


FOR SALE

7803 N ANN ARBOR RD, DUNDEE



TRUCK TERMINAL WITH 5,880 SF REPAIR FACILITY



PROPERTY DETAILS

- Turn-key truck terminal with fenced & gated lot
- Over 2' deep concrete pads and gravel base for majority of parking area
- Beautiful 5,880 SF repair facility with numerous upgrades
- (4) 12'x14' drive-in doors and 8" thick concrete floors
- 26Kw back-up generator, epoxy floors, foam insulated, truck ramp pads, etc.
- Sale includes front end load and roller/compactor for lot maintenance
- Ideally located between off N Ann Arbor Road just minutes from US-23

For information, please contact:



ROB HUGHES
248.505.0399
rob@rhcommercial.net

REECE HUGHES
248.207.5847
reece@rhcommercial.net

NATE HUGHES
810.923.6099
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FLOOR PLAN SKETCH

(NOT TO SCALE)

YARD AREA



N ANN ARBOR ROAD

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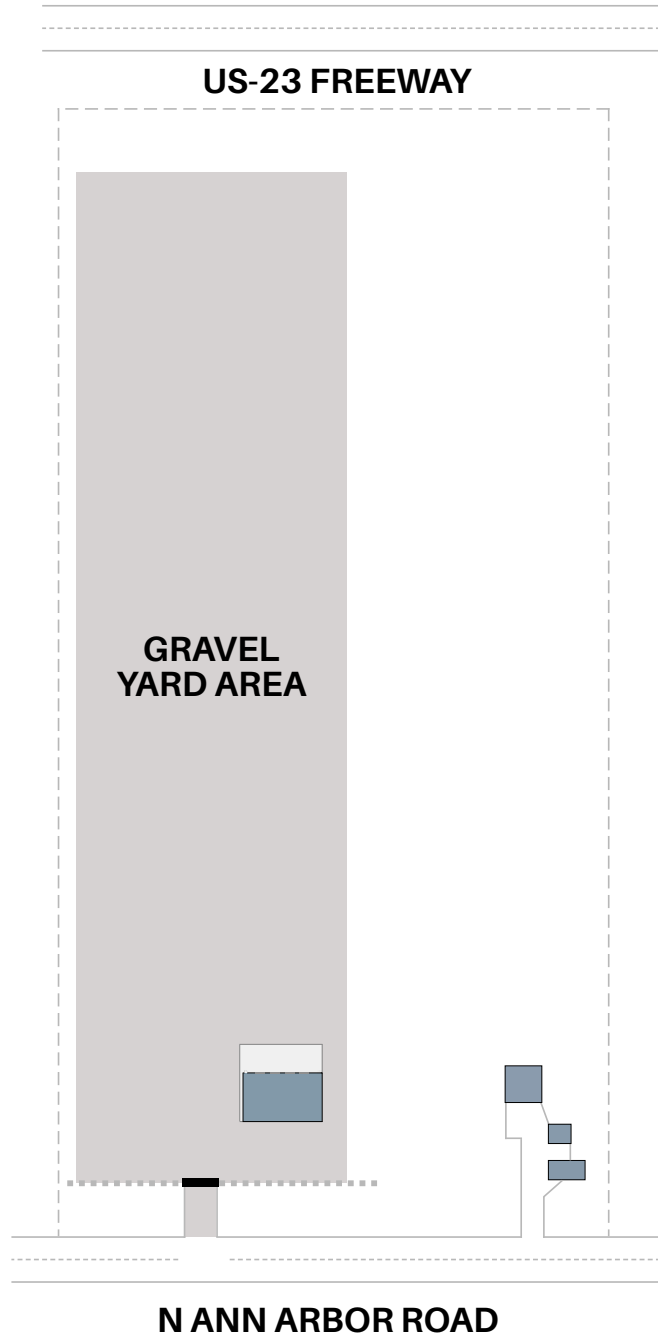
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SITE PLAN SKETCH

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PRICING INFORMATION

Sale Price: \$2,500,000.00

PROPERTY DESCRIPTION

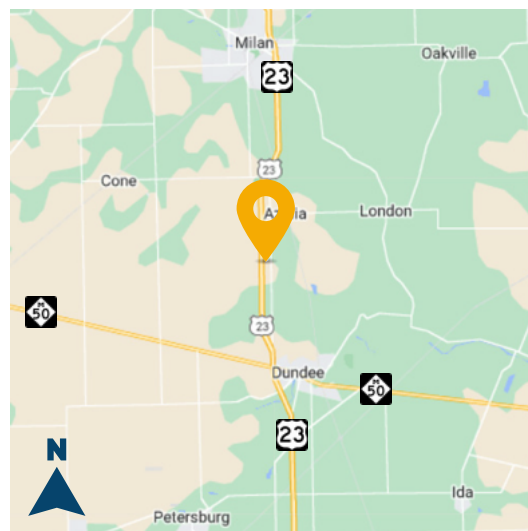
Total SF: 5,880
Office SF: 1,250
Property Type: Industrial
Tenancy: Single
Year Built: 2021
Year Renovated: N / A
Zoning: Light Ind. (I-1)
Site/Parcel Area: 20 AC

Parcel ID: Available
Parking Spaces: Abundant
Rail Served: No
Cranes: No
Heat: Forced Air
Clearance: 16'
Grade/Dock Doors: 4/0
Fire Suppression: No
Power: Available

SUMMARY

Turn-key truck terminal with state-of-the-art repair facility equipped with 8" concrete floors, (4) drive-in doors, footings for Royal drive-on hoist, epoxy floors, 70+ gallon heated water tank for powerwashing, LED lighting, EV charging port, and 26Kw back-up generator. Majority of yard area constructed with 2' deep concrete pads and gravel base. Sale includes front end load & roller/compactor for lot maintenance.

ROAD MAP



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