

# 4661 13th Street

Wyandotte, MI

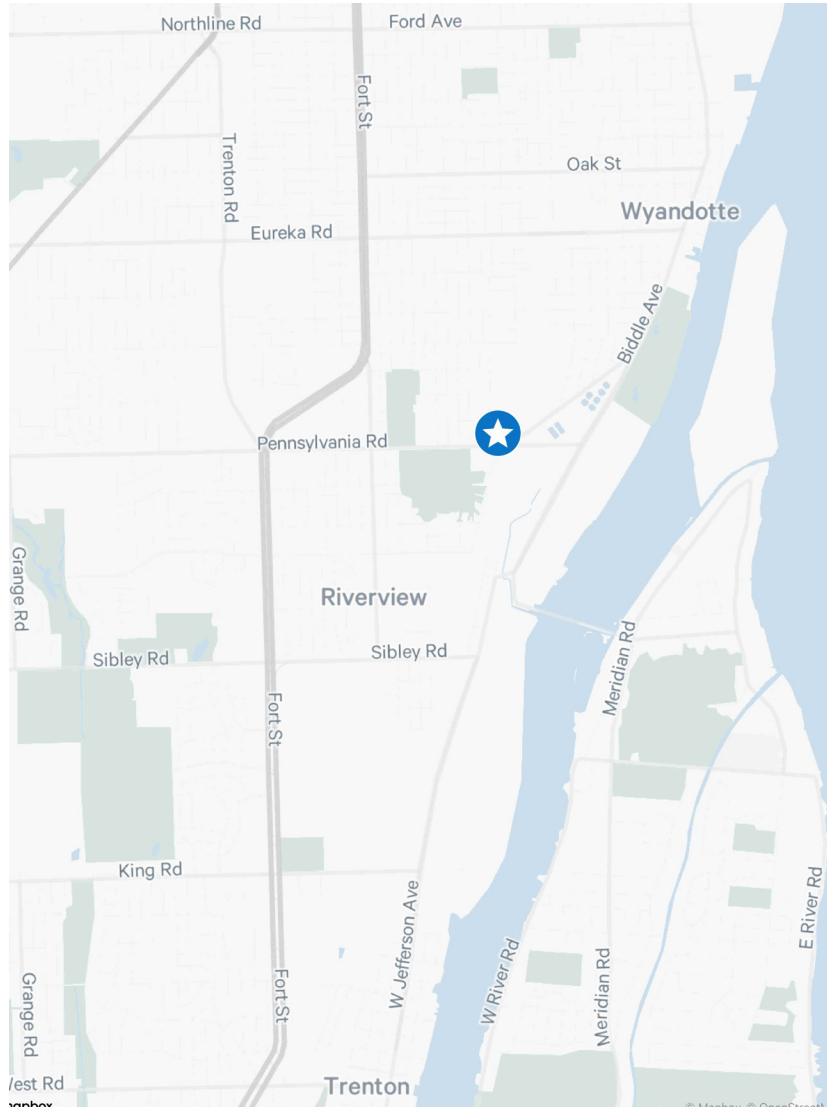
21,685 SF available with Grade and Truckwell Access



# Property Overview

Several 2024 Building Improvements Including:  
New Windows, LED Lighting install throughout building, fully functional body shop with a new 24 foot spray booth, 3 air compressors

- + ~21,685 SF
- + Available Immediately
- + 3-10 ft overhead doors
- + Truck well equipped with loading dock
- + Fully wired and monitored with alarm system and video surveillance
- + Parking lot is fully fenced and equipped with 2 large rolling gates and 1 man gate
- + Paint Booth Available
- + Body shop Equipment not included in purchase price but could be purchased separately
- + Owner-occupied building currently operating as an auto body shop.
- + Zoned 12 Industrial
- + Great for Truck Repair and Outside Storage
- + Asking Lease Rate : Contact Broker
- + Asking Sale Price : \$1,550,000



## Contact Us

### Philip Sprague

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### Matt Croswell

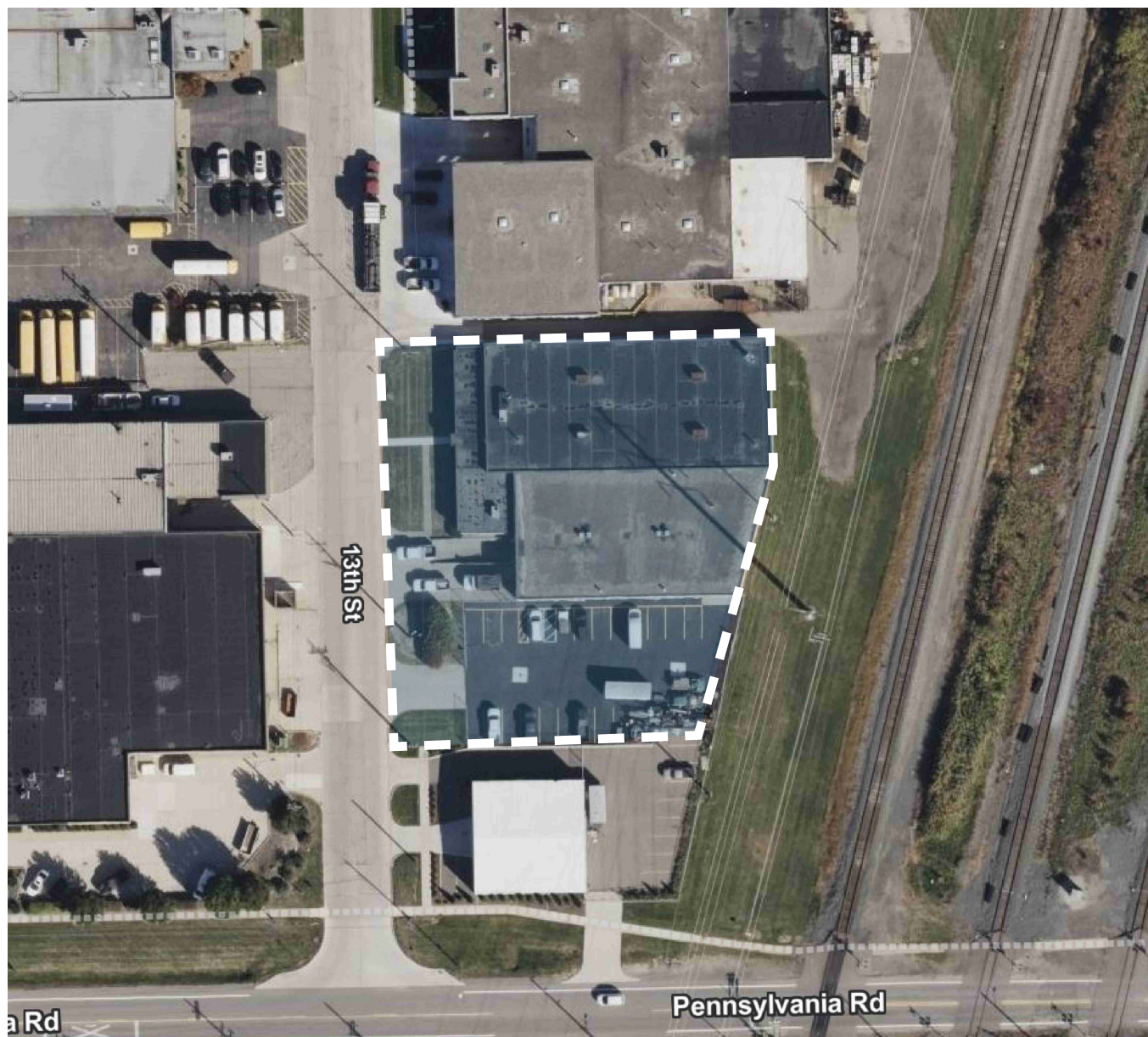
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4661 13th Street  
Wyandotte, MI

For Sale

# Aerial



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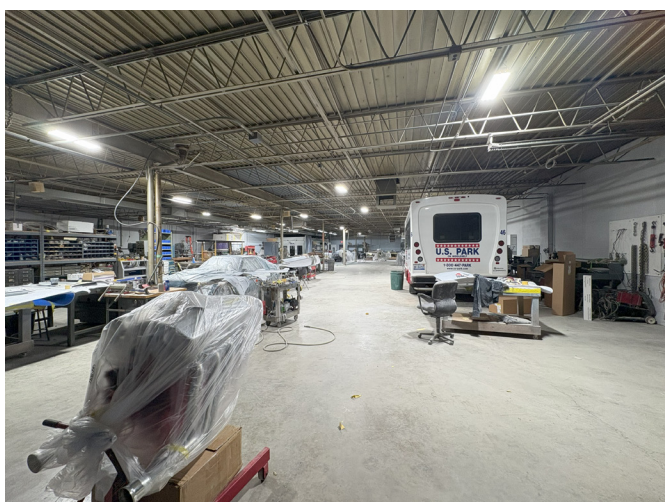
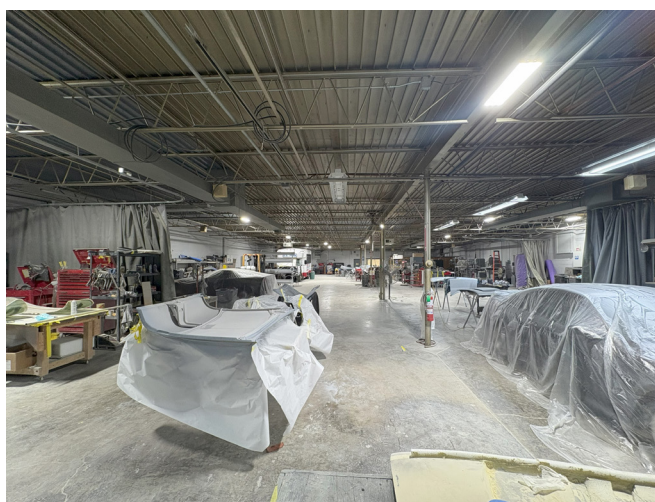
[www.cbre.com/detroit](http://www.cbre.com/detroit)

**CBRE**

4661 13th Street  
Wyandotte, MI

Available

# Property Photos



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