

FOR LEASE

1600 Howard Street

Detroit, Michigan 48216

23,198 SF



23,198 SF Industrial Building in a Thriving Area with Major Development Next Door

- Available immediately
- Extremely clean and well-maintained building
- Includes +/- 3,000 SF of updated offices with lunchroom
- 3 truck wells
- Warehouse fully air conditioned with radiant heat
- Fenced parking with motorized gate for 26 autos
- Surrounded by revitalization efforts including renovation and significant new construction
- Excellent freeway access (0.4 miles to Lodge Freeway and 0.8 miles to I-75)



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**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

1600 Howard Street

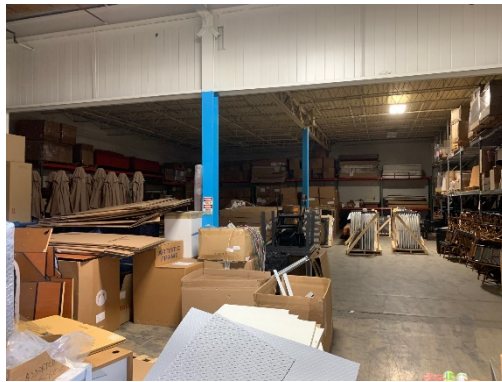
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SYNERGY

FOR LEASE

PHOTOS



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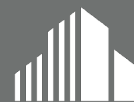
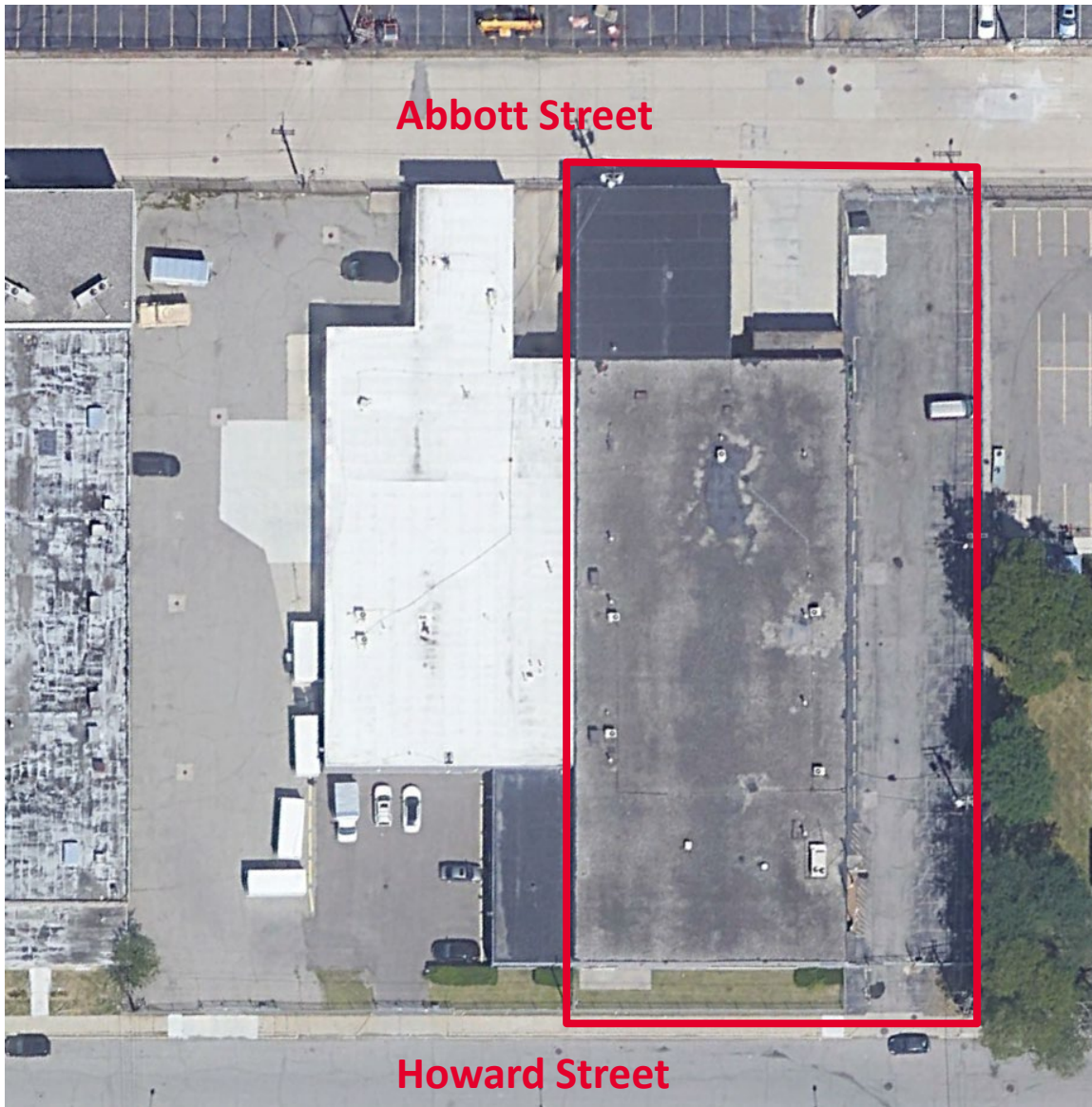
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SITE / PARKING PLAN



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SYNERGY

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GENERAL INFORMATION

Address	1600 Howard St Detroit, MI 48216
Total Building Area	23,198 SF
Office Area	+/- 3,000 SF
Industrial Area	+/- 20,198 SF
Divisible To	NA
Primary Use	Warehouse/ Distribution
Property Class	Class B
Year Built / Renovated	1966/2012
Construction Type	Masonry with steel panel
Stories	1
Roof	Ballasted EPDM
Mezzanine	No

SITE DETAILS

Total Acreage	0.95 Acres
Zoning	M3
Parcel ID	08000150-3
Complex Auto Parking	26 spaces
Complex Trailer Parking	TBD
Outside Storage	No
Site Fencing	Yes
Major Crossroads	Trumbull between West Fort and Bagley

BUILDING AMENITIES

Ceiling Clearance	17'8"
Bay Size / Column Spacing	30' x 30'
Docks/Wells	3
Dock Equipment	Levelers
Grade Doors	None currently (Landlord will add)
Industrial Area HVAC	Air conditioning and radiant heat
Industrial Area Lighting	Fluorescent
Floor Thickness	6"
Floor Drains	Yes
Fire Suppression	Ordinary hazard
Cranes	NA
Electric	800a/240v/3 phase
Air Lines	No
Lunch/Break Room	Yes
Rail Served	No
Building Expandable	No

PRICING

Rental Rate	\$6.25 /SF/YR
Lease Type	NNN
Desired Term	5+ years
Est Opex	\$0.91/SF
Taxes	\$0.41/SF
Insurance	\$0.20/SF
CAM	\$0.30/SF

LISTING AGENTS

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