



## Industrial For Sale or Lease

### Property Name:

**Location:** 8521 Lyndon Street

**City, State:** Detroit, MI

**Cross Streets:** Wyoming

**County:** Wayne

**Zoning:** M4

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 90,909

**Available Sq. Ft.:** 90,909

### Building Type:

Built

**Available Shop Sq. Ft.:** 80,909

**Available Office Sq. Ft.:** 10,000

**Mezzanine:** N/A

**Office Dim:** N/A

**Shop Dim:** N/A

### PROPERTY INFORMATION

**Clear Height:** 12'8" - 13'

**Grade Level Door(s):** 1

**Truckwells or Docks:** 5

**Exterior Construction:** Masonry

**Structural System:** Steel

**Air-Conditioning:** HVAC (Office)

**Heating:** Gas Forced Air

**Availability:** Immediately

**Power (Amps/Volts):** 220 Volts, 3-Phase

**Freestanding:** Yes

**Rail:** No

**Security:** No

**Interior:** Yes

**Lighting:** Fluorescent/LED

**Bay Sizes:** N/A

**Restrooms:** Yes

**Cranes:** No

**Parking:** Fenced/Paved

**Year Built:** 1951

**Sprinklers:** Yes

**Signage:** N/A

**Exterior:** No

**Roof:** Spray Poly-Foam

**Floors:** N/A

**Floor Drains:** No

**Acreage:** 3.360

**Land  
Dimensions:** N/A

### PRICING INFORMATION

**Lease Rate:** \$4.25

**Lease Type:** NNN

**Sale Price:** \$3,495,000 (\$38.45/sqft)

**Imprv Allow:** N/A

**Mthly Rate:** N/A

**Lease Term:** N/A

**Taxes:** \$29,849.73 (2024)

**Options:** N/A

**Deposit:** N/A

**TD:** N/A

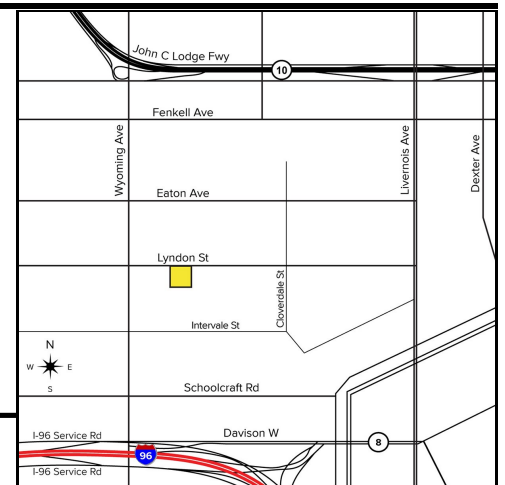
**Parcel #:** 16-005903.040

**Assessor #:** N/A

**Tenant Responsibility:** N/A

### COMMENTS

Well-maintained building. Highly efficient temperature control throughout the entire building. Office area is fully equipped with HVAC. 1-mile to both M-10 (Lodge) and I-96 expressways. Automated irrigation system. Six loading docks. (1) drivable ramp into building. (5) pull-in truck level drive off docks.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.