

FOR SALE OR LEASE
2401 S. GULLEY ROAD | DEARBORN, MI

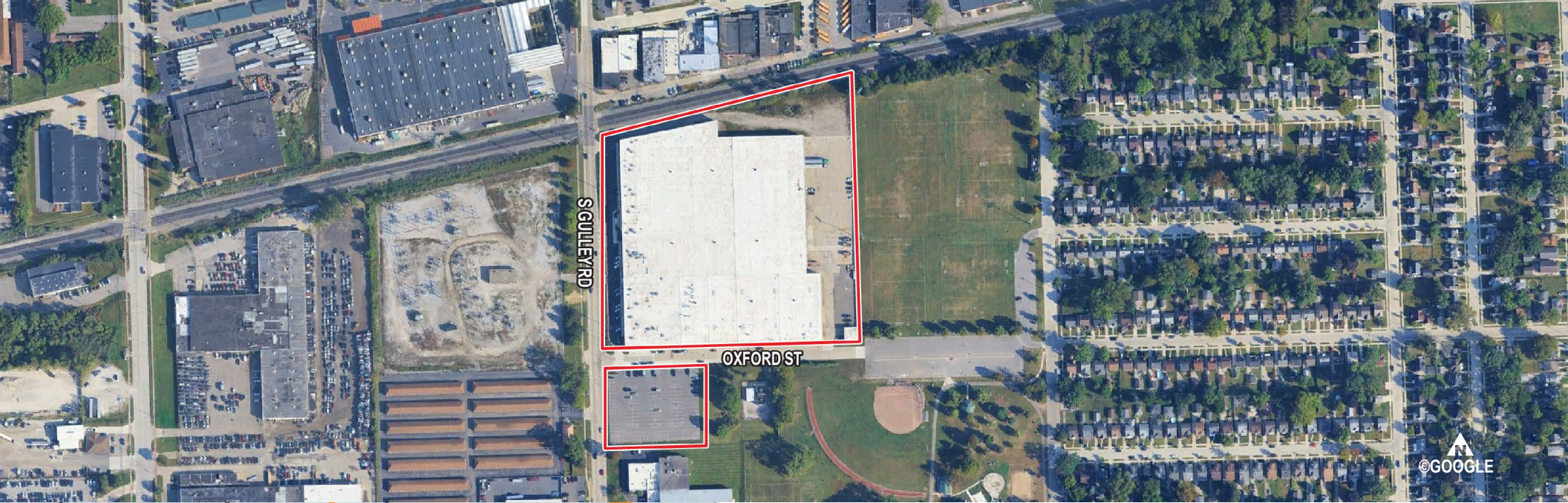


FOR DETAILS CONTACT:

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PROPERTY OVERVIEW

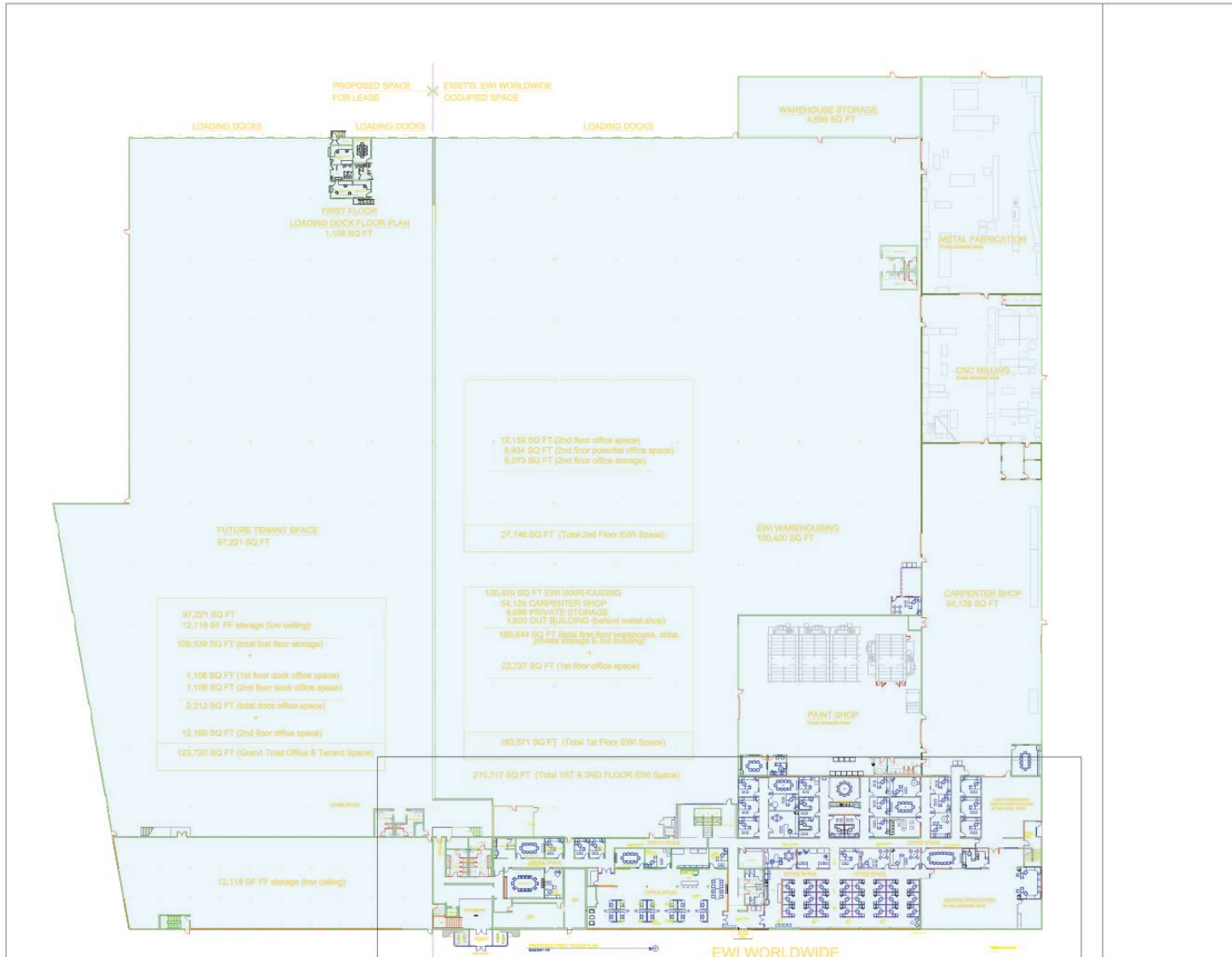
TOTAL BUILDING SF:	± 375,812
TOTAL GRADE LEVEL DOORS:	8 (12' X 16')
TOTAL TRUCKWELLS:	39: 26 Exterior, 13 Interior
CLEAR HEIGHT:	23'
POWER:	Heavy Power: 3,000 Amp - 227-480 V, 3-Phase
ZONING:	1A - Light Industrial 1B - Medium Industrial
YEAR BUILT:	1968
SALE PRICE:	\$32,000,000
LEASE RATE:	\$6.95 NNN PSF
REAL ESTATE TAXES:	\$246,000 (\$0.66/SF)

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SITE PLAN



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PROPERTY PHOTOS



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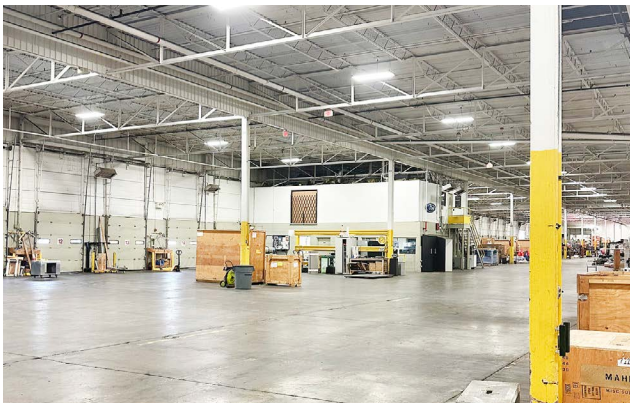
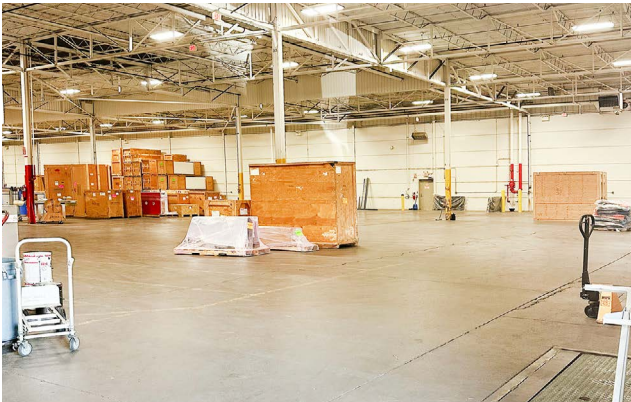
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