



FOR SALE OR LEASE

8211 Decatur Street Detroit, MI

113,242 SF of Industrial Space Available

Property Highlights

- 113,242 SF
 - 111,242 SF of Warehouse Space
 - 2,000 SF of Office Space
- 14' Clear Ceiling Height
- Six (6) 9' x 9' Exterior Docks
Three (3) 9' x 10' Exterior Docks
- One (1) 10' x 10' Drive-In Door
One (1) 12' x 13' Drive-In Door
- Sixteen (16) Trailer Parking Spaces
(Additional Trailer Parking Possible)
- 60' x 40' Bays
- Existing Interior Rail Spur Could Be Reactivated
- Zoned M4 (Intensive Industrial District)
- Short Term Lease Possible

CONTACT US

Peter J. Kopic, SIOR
248 226 1842
peter.j.kopic@colliers.com

Peter E. Kopic
248 226 1840
peter.kopic@colliers.com

Colliers Detroit
400 W 4th Street, Suite 350
Royal Oak, MI 48067
colliers.com/detroit



Building Specifications

Highlights

- Newer Roof
- Existing Interior Rail Spur Could Be Reactivated
- Sixteen (16) Trailer Parking Spaces (Additional Trailer Parking Possible)
- Zoned M4 (Intensive Industrial District)
- Short Term Lease Possible

Gross SF: 113,242

Office SF: 2,000

Warehouse SF: 111,242

Year Built: 1950

Construction: Block

Floors: 6" Reinforced

Roof: Newer

Ceiling Height: 14' Clear

Drive-In Doors: One (1) 10' x 10'
One (1) 12' x 13'

Exterior Docks: Six (6) 9' x 9'
Three (3) 9' x 10'

Bay Sizes: 60' x 40'

Financials

Sale Price TBD

Lease Rate: \$4.95/SF/YR NNN

Property Taxes: \$0.72/SF (Est.)

Insurance: \$0.17/SF (Est.)

Water, Sewer and Drainage; \$0.41/SF (Est.)

CAM & Utilities: Contracted by Tenant Directly

Fixtures: T-5 Energy Efficient

Heating: Cambridge Air Rotation

Sprinklers: Yes

Buss Duct: No

Railroad: Possible (Existing Interior Rail Spur Could Be Reactivated)

Parking: 45 Spaces

Parcel Id: 22-001936-001

Acreage: 6.06 Acres

Zoning: M4 (Intensive Industrial District)

Crossroads: Joy Road / Schaefer Highway

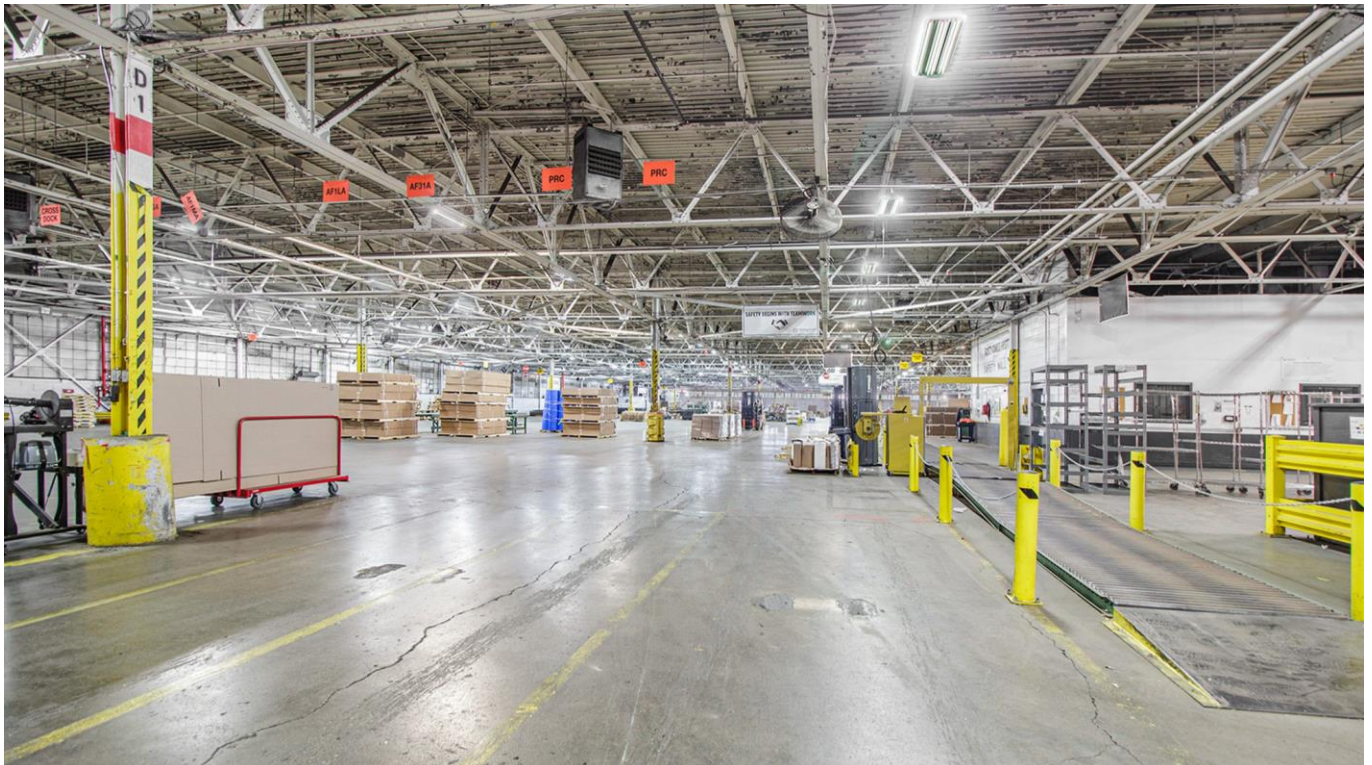
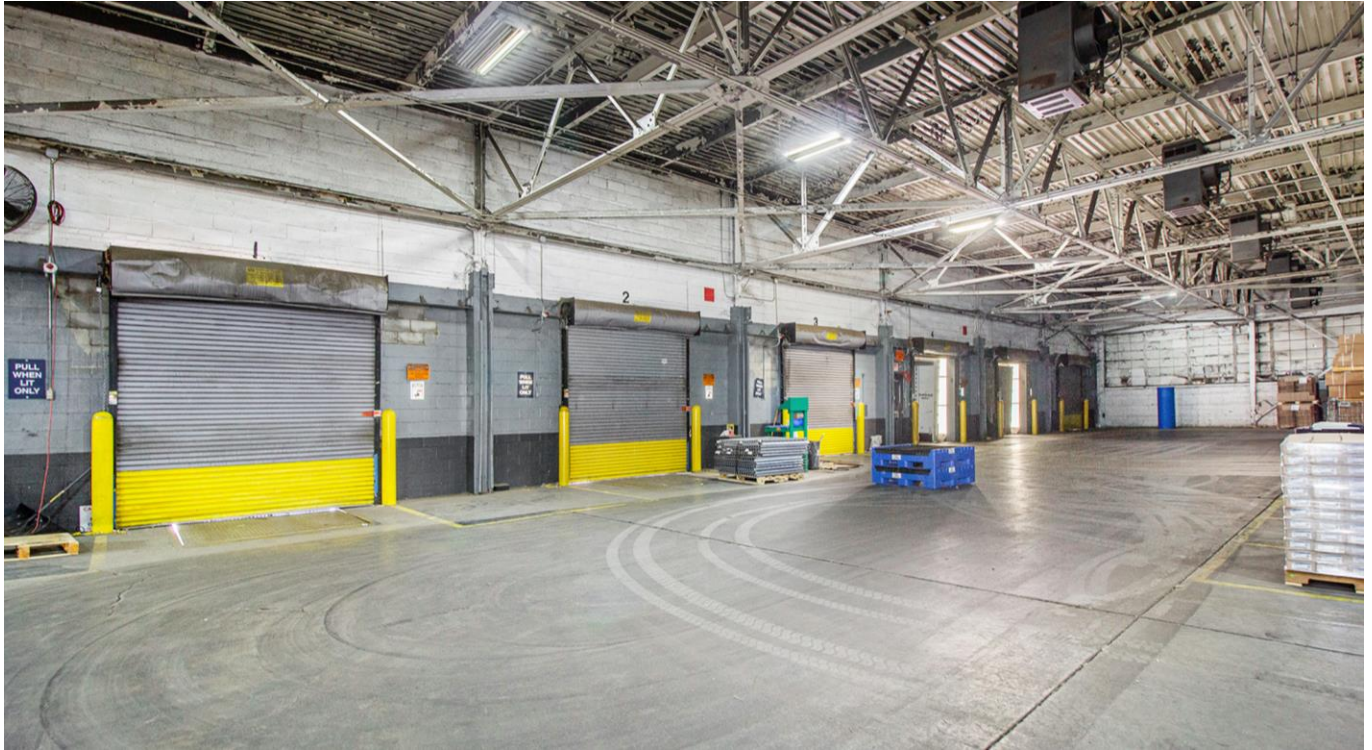
INDUSTRIAL FOR SALE OR LEASE

Colliers

Exterior Photos



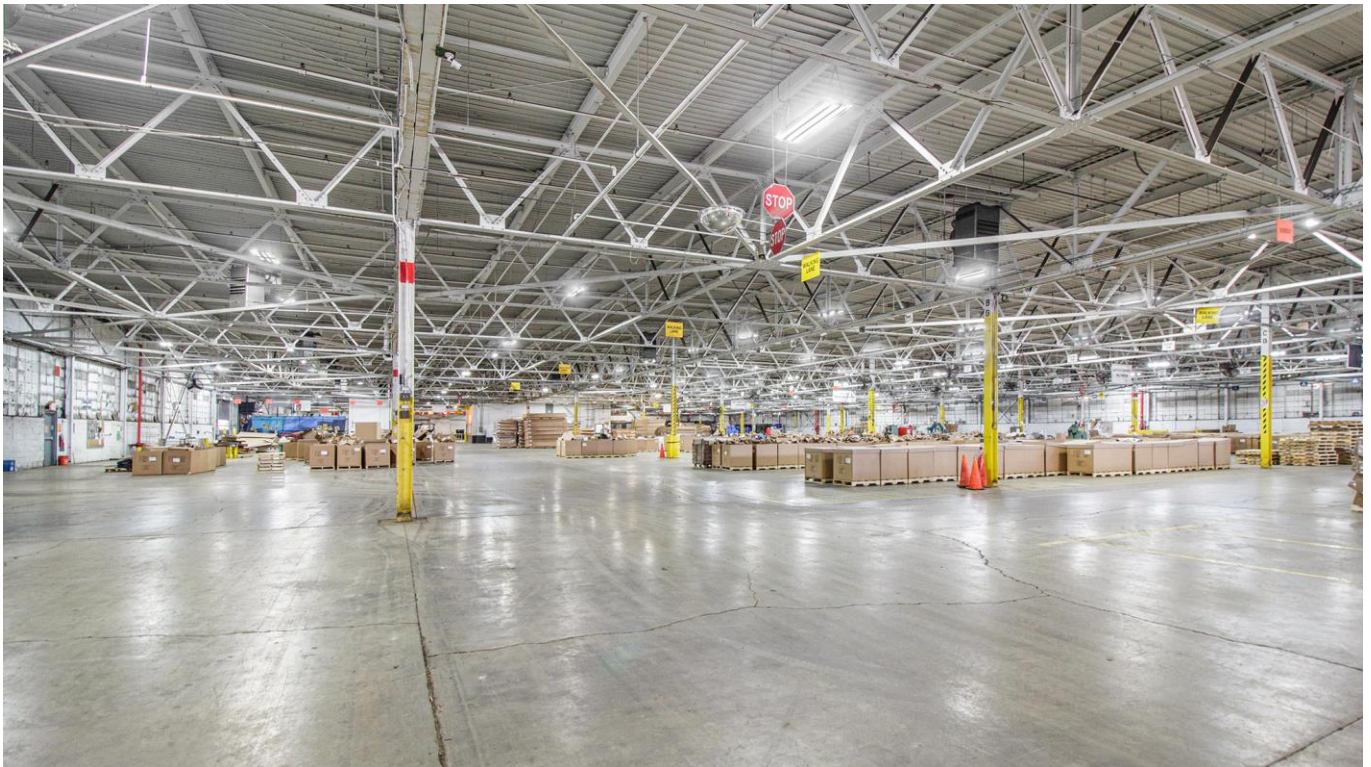
Interior Photos



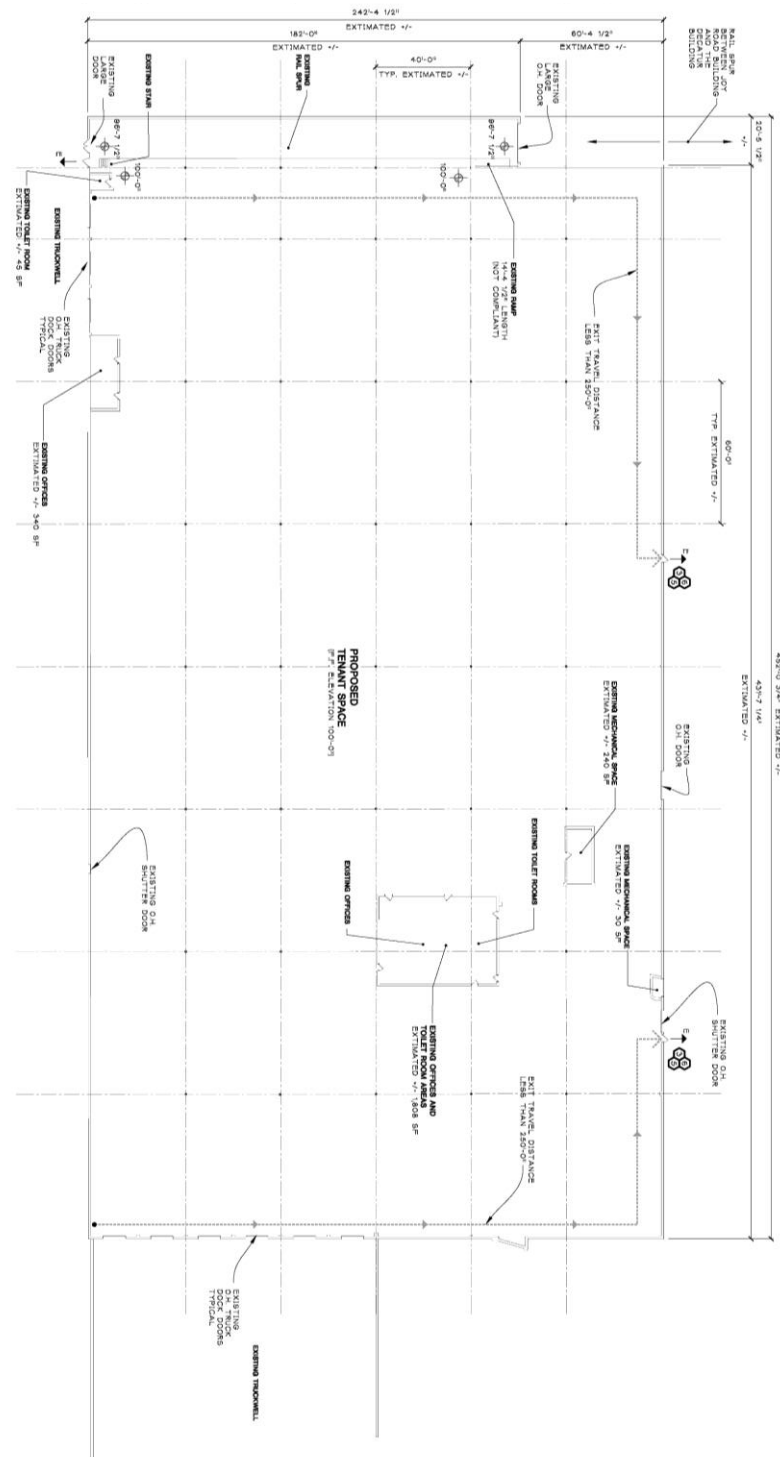
INDUSTRIAL FOR SALE OR LEASE

Colliers

Interior Photos



EXISTING RAILROAD TRAIN TRACKS

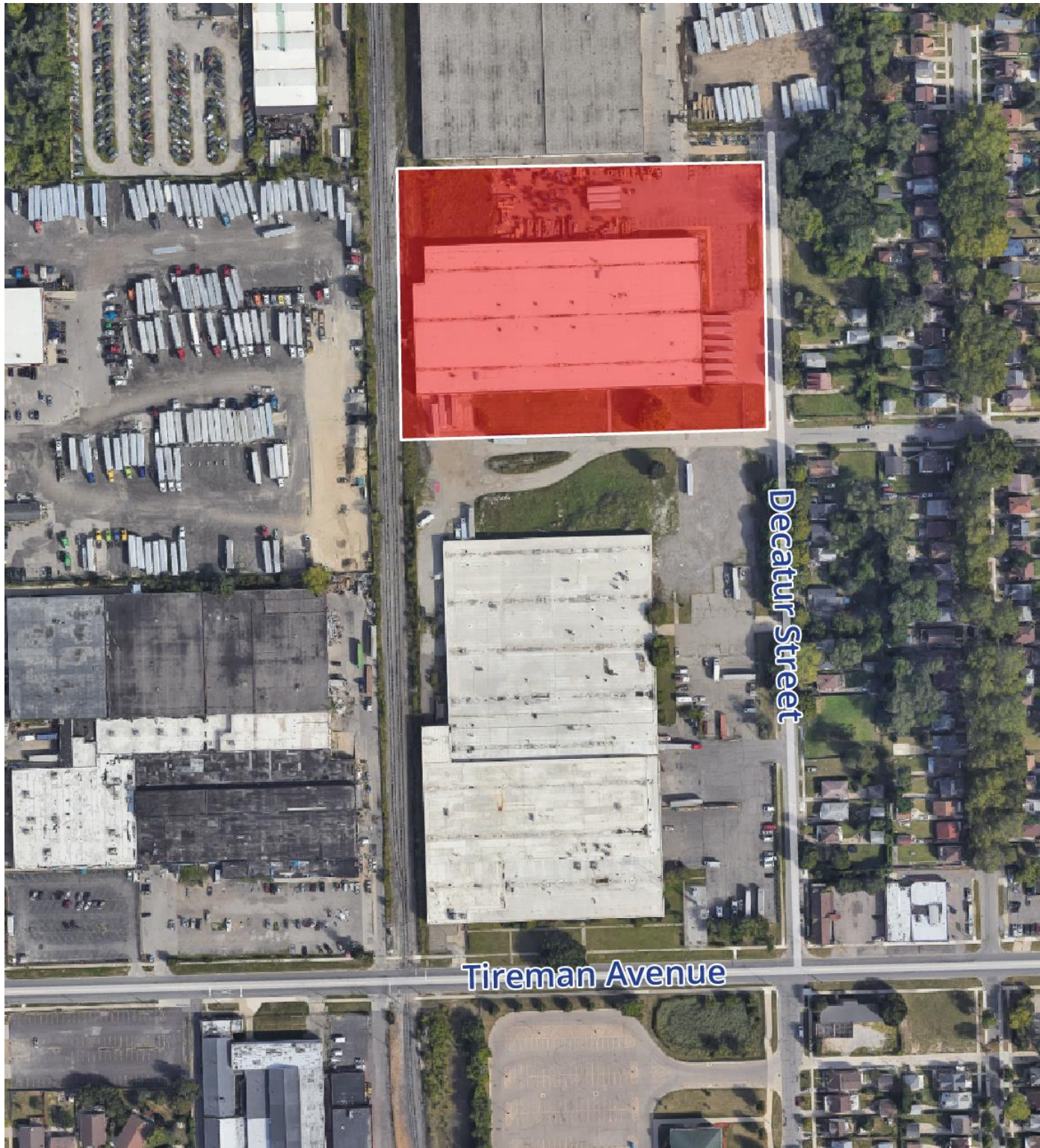


DECATUR STREET

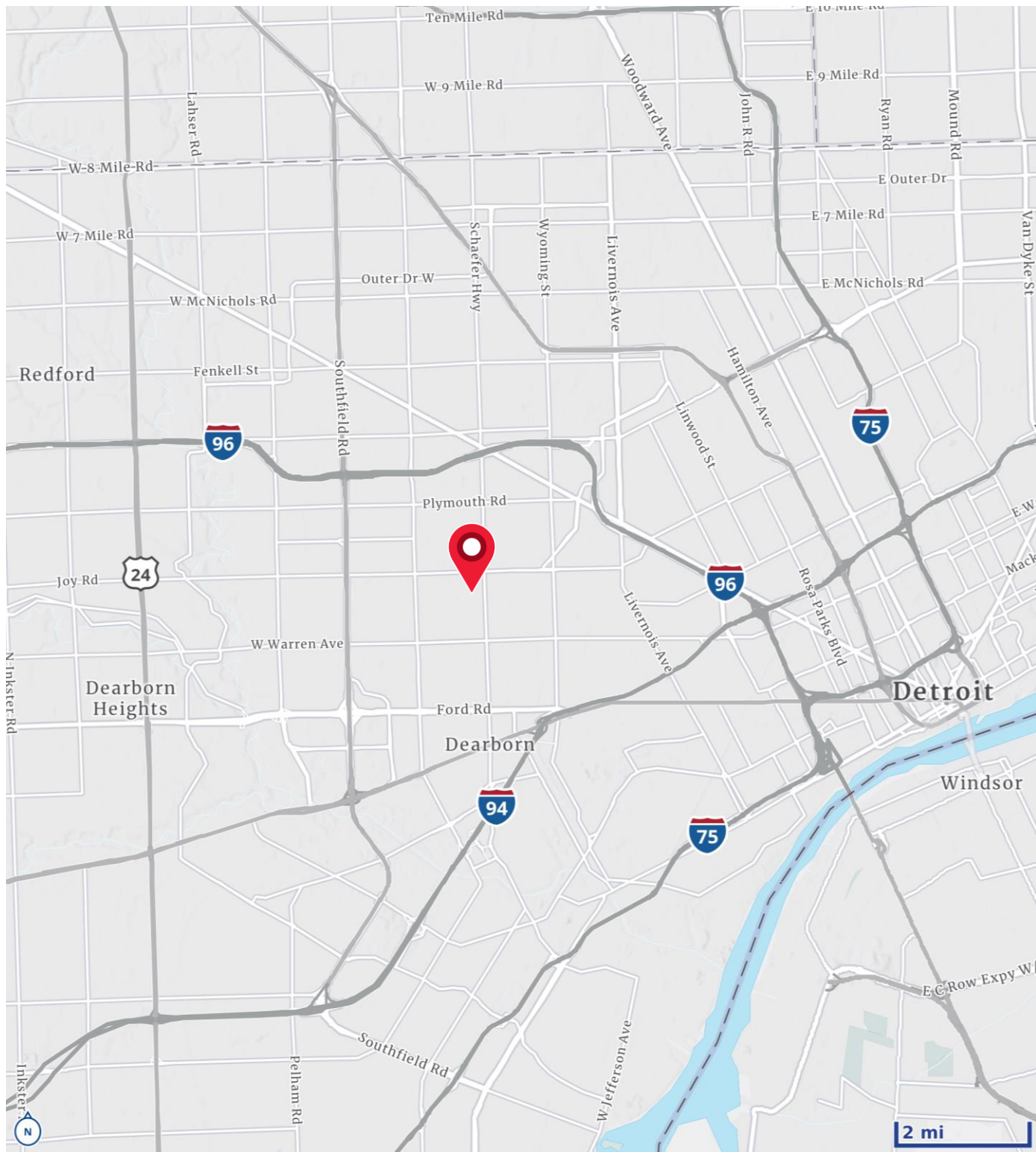
INDUSTRIAL FOR SALE OR LEASE

Colliers

Aerial Map



Location Map



Peter J. Kopic, SIOR
248 226 1842
peter.j.kopic@colliers.com

Peter E. Kopic
248 226 1840
peter.kopic@colliers.com