

10421 FORD ROAD  
DEARBORN, MICHIGAN

## INDUSTRIAL FOR SALE OR LEASE

For Sale: 38,000 Square Feet

For Lease: 30,000 – 38,000 Square Feet



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## TRUCK REPAIR & WAREHOUSE BUILDING



## PROPERTY FEATURES

- 38,000 square foot building for sale or lease
  - 33,000 square feet of warehouse space
  - 5,200 square feet office
  - (16) 12' x 14' grade level doors, (2) truckwells
- 30,000 square feet available for lease
  - 25,000 square feet of warehouse space
  - 5,000 square feet office
  - (3) 12' x 14' grade level doors, (2) truckwells
  - 4,000 square foot load-bearing mezzanine
- Located on 3.00 acres – paved truck parking
- 26' clear height
- Near I-94 & Michigan Avenue, Truck City, Ford Rouge Plant and 30 minutes to the Canadian Border
- Lease Rate: \$8.95 - \$12.00/sq. ft. Gross
- Sale Price: \$7,600,000 (\$200.00/sq. ft.)



For more information, please contact:

**JACK TOWNSEND**  
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jtownsend@signatureassociates.com

**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
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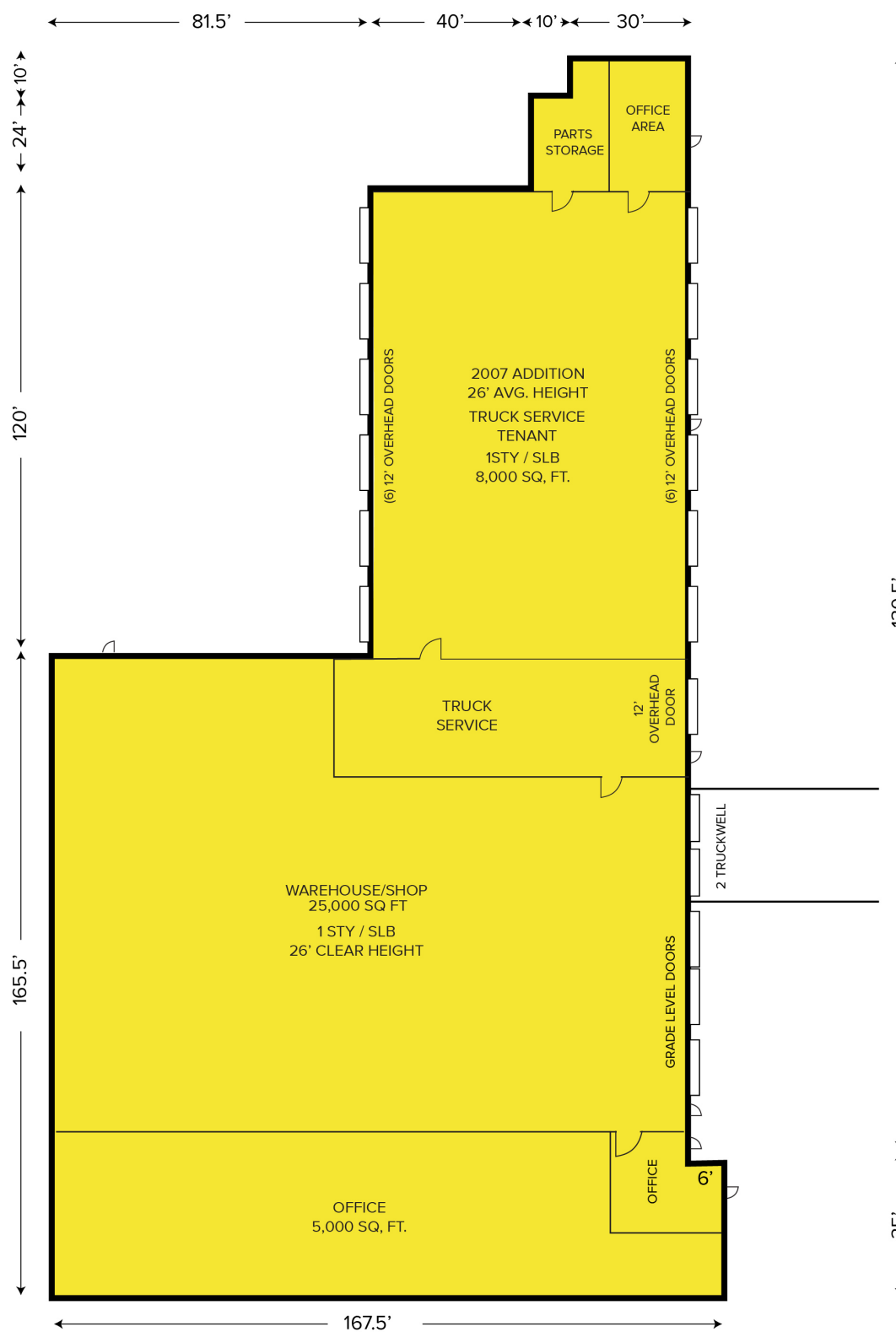
# 10421 Ford Road, Dearborn, Michigan

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For Lease –  
30,000-38,000 SF

For Sale –  
38,000 SF

### Floor Plan – Entire Building



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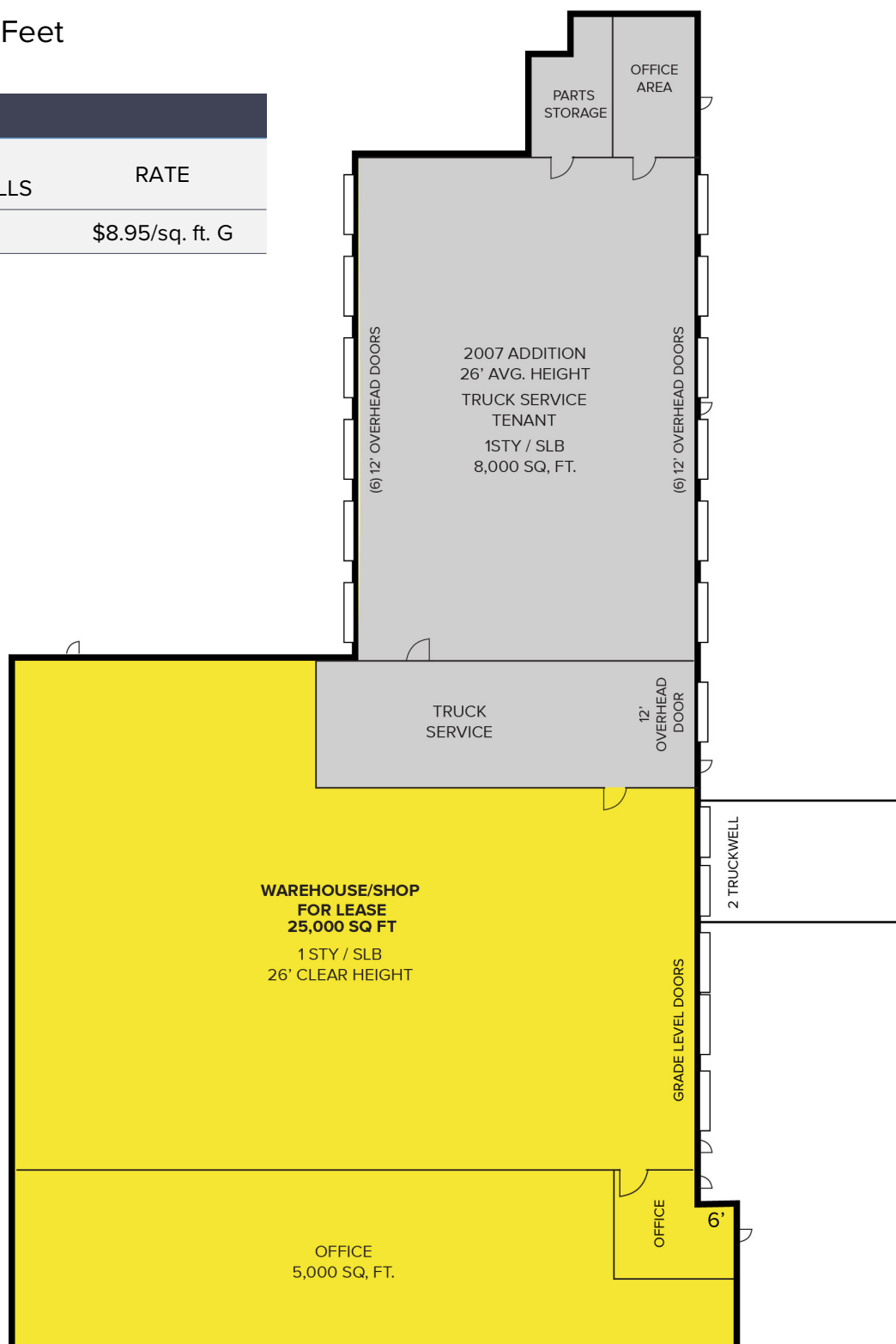
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For Lease –  
30,000-38,000 SF

For Sale –  
38,000 SF

### Floor Plan – 30,000 Square Feet

AVAILABLE FOR LEASE		
TOTAL SF	GRADE LEVEL DOORS/TRUCKWELLS	RATE
30,000	3 (12' X 14')/2	\$8.95/sq. ft. G



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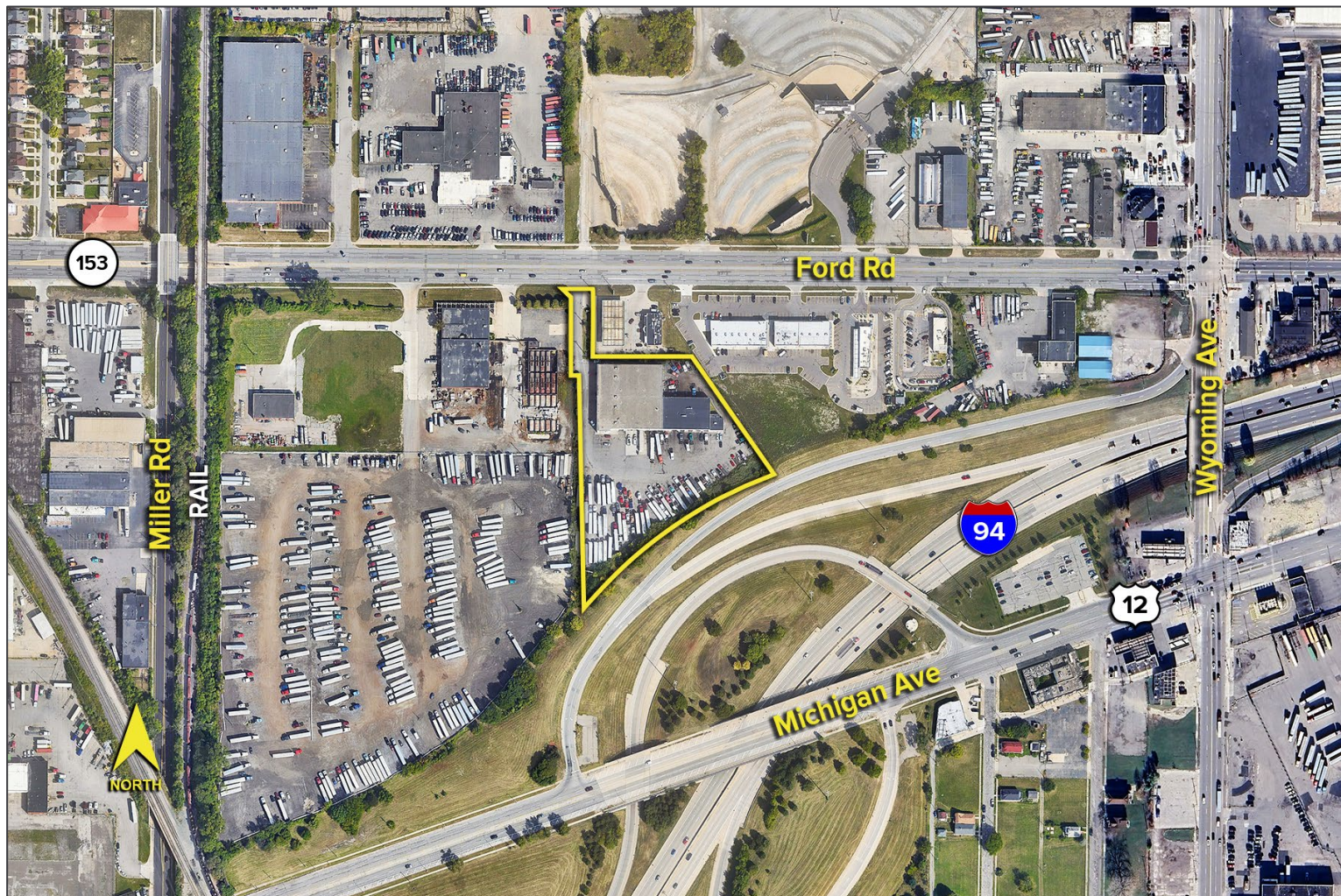
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Aerial



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