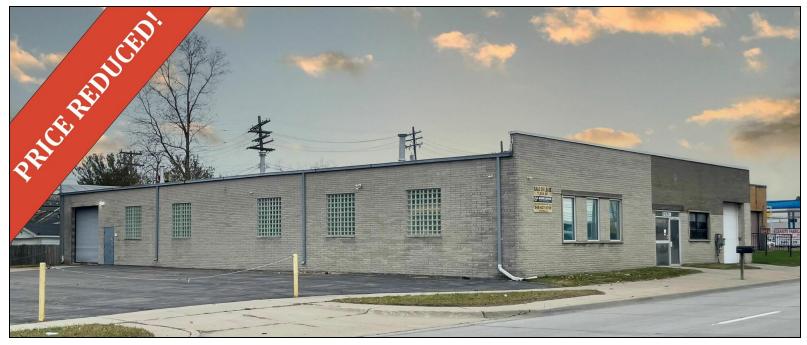


## **13120** E 9 Mile Road

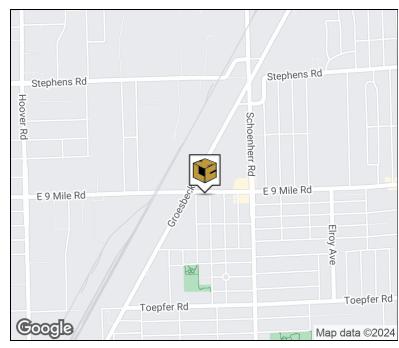
**Warren, MI 48089** 





# **Property Highlights**

- 7,350 Square Feet For Sale or Lease
- Well Maintained Industrial Building
- Great Main Road Exposure
- Airlines & Compressor
- Buss Duct
- Located Minutes From I-696
- Assumable Land Contract Available



#### FOR MORE INFORMATION:

Jason Capitani, SIOR, CCIM

Managing Partner 248.637.7684 jcapitani@LMCap.com **Nick Gitary** 

Sales Associate 248.637.3525 ngitary@LMCap.com



248.637.9700 | www.LMCap.com



# **13120** E 9 Mile Road

Warren, MI 48089



#### **INDUSTRIAL PROPERTY DETAILS**

Sale Price:	\$595,000
Price/SF:	\$80.95

Lease Rate:	\$6.95 SF/yr NNN
Lease/Month:	\$4,256.88
Annual Property Taxes:	\$1.25/SF

#### **Location Information**

Street Address	13120 E 9 Mile Road
City, State, Zip	Warren, MI 48089
County	Macomb
Side of Street	South
Nearest Highway	I-696

### **Property Information**

Property Type	Industrial
Zoning	M-1
Property Subtype	Manufacturing
Lot Size	0.38 Acres
APN #	13-35-226-004
Lot Frontage	145 ft
Lot Depth	115 ft
Site Description	Located near the corner of 9 Mile Rd & Groesbeck, close to I-696.

#### **Amenities**

Great main road exposure.
Located minutes from I-696.
Two grade doors.
Well maintained facility.

### **Building Information**

Building Illioi Illation	
Building Size	7,350 SF
Available SF	7,350 SF
Factory SF	6,258 SF
Office Space	1,092 SF
Year Built	1953
Tenancy	Single
Number of Grade Level Doors	2
Overhead Door Size	10' x 10'; 10' x 12'
Number of Cranes	0
Fire Suppression	No
Bay Size	35'/40'
Ceiling Height	12 ft
Minimum Ceiling Height	11 ft
Power Description	208/240   400 Amps
Rail Access	No
Number of Parking Spaces	24
Heating	Gas Forced Air
A/C	Office Only
Restrooms	2
Lighting	LED

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